



**Saunders
Boston**
Architects

Parcel of Land to rear of 40 West Street, Comberton

Design and Access Statement

Davey Estates Ltd

Job Number: 1646

Date: July 2019

Design and Access Statement

for

Parcel of Land to rear of 40 West Street

at

Comberton, Cambs, CB23 7DS

on behalf of

Davey Estates Ltd

QA

Revision:	Purpose:	Prepared by:	Date:	Checked by:	Date:
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1.0 INTRODUCTION



Aerial view of Comberton with the location of the site highlighted in red.

This Design & Access Statement has been prepared to support a Full Plans Application for a site on West Street in Comberton and should be read alongside the following drawings and documents:

- 1646-SBA-XX-00-DR-A-901 Site Location Plan
- 1646-SBA-XX-00-DR-A-902 Existing Site Plan
- 1646-SBA-XX-00-DR-A-501 Site Location Proposed
- 1646-SBA-XX-00-DR-A-503 Proposed Site Plan
- 1646-SBA-XX-00-DR-A-504 Aerial View 01
- 1646-SBA-XX-00-DR-A-505 Aerial View 02
- 1646-SBA-XX-00-DR-A-506 Proposed View of Front Entrance
- 1646-SBA-XX-00-DR-A-507 Proposed View of Pond
- 1646-SBA-XX-00-DR-A-508 Proposed Green Corridor
- 1646-SBA-XX-XX-DR-A-0201 Site Elevations
- 1646-SBA-XX-ZZ-DR-A-0010 Type A - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0011 Type B - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0012 Type C - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0013 Type D - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0014 Type E - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0015 Type F - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0016 Type G - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0017 Type H - Plans and Elevations
- 1646-SBA-XX-ZZ-DR-A-0018 Type I - Plans and Elevations

- Arboricultural Impact Assessment & Method Statement
- Tree Protection Plan
- Surface Water Drainage Strategy
- Phase 1 Contamination Assessment
- Preliminary Ecological Appraisal
- Daytime Bat Inspection Survey
- Great Crested Newt eDNA Survey
- Great Crested Newt Survey
- Reptile Report
- Transport Statement
- Heritage Statement
- Landscaping Scheme
- Energy Statement
- Utilities Assessment

The application will be submitted in the name of Davey Estates Ltd. The application comprises the construction of 16no new dwelling houses, 7no as market tenure and 9no as affordable units. Details of the Applicant and Agent are provided below:

Applicant:

Davey Estates Ltd
39 Ermine Street
Caxton
Cambridge
CB23 3PQ

Prepared by:

Saunders Boston Architects
Eastern Gate House
119 Newmarket Road
Cambridge
CB5 8HA

2.0 ASSESSMENT



Image above - Aerial view of the site with the site boundaries highlighted in red.



2.1 Site Context

The proposed site is located in the village and civil parish of Comberton, which is a little over 6 miles to the south east of the City of Cambridge.

Comberton is a large village in Cambridgeshire with a thriving community supporting local pubs, restaurants, businesses and local schools. The village is defined as a Group Village in the South Cambridgeshire Core Strategy.

The structure and character of the village has changed over the years as new residential areas have been added to the historic core of the village. The older buildings in the village use the traditional building materials and techniques of the area at that time. They were mainly timber frame buildings, plastered with plain tile or thatched roof. The larger farms in the parish were built of local field bricks until the 19th century when manufactured Cambridgeshire bricks and Natural slate roofing tiles were used.

Between the First and Second World Wars, local authority semi-detached houses were built along the south of Barton Road using Cambridgeshire bricks with slate roofs. A number of agricultural buildings have been converted into homes, particularly in the last 20 years.

The site used to be land associated with the Grade 2 Listed white rendered and thatched cottage at 40 West Street although it is now self contained and used as a grassed paddock for hay. There are a number of Listed Buildings within the vicinity along West Street, including 3 Grade II Listed buildings located close to the front of the site.

The site is located within a Flood Zone 1 and therefore flood risk is unlikely to be a significant issue.

Behind the existing cottage there is a mature pond and the edges of the site are well bounded by existing large trees and established vegetation. A full Arboricultural Survey has been prepared to inform the proposed layout of the development and to ensure that the Character of the area is retained.

The proposed site is approximately 1.95 acres / 0.791ha, with around 0.3 acres / 0.13ha within the village framework.

Image to left - Grade 2 Listed cottage at 40 West Street.

2.0 ASSESSMENT

2.1 Site Context



View of village pond.



Prominent gabled elevations at 10 & 12 West Street.



Development of 4no new dwellings at 19-21 West Street.



Timber clad terraced properties opposite the site.



Timber clad detached property with feature gable opposite the site.



Existing pond and boat house within the site.

2.0 ASSESSMENT

2.2 Site Boundaries

Northern Boundary

The northern boundary of the site is open to an area of grassed land beyond.

Eastern Boundary

The eastern boundary is enclosed by a line of existing trees along its length, with an open culvert to the southern section which runs towards West Street. The neighbouring property at 54 West Street has a cluster of agricultural barn structures at the rear of the plot with a hard standing service yard.

South Boundary

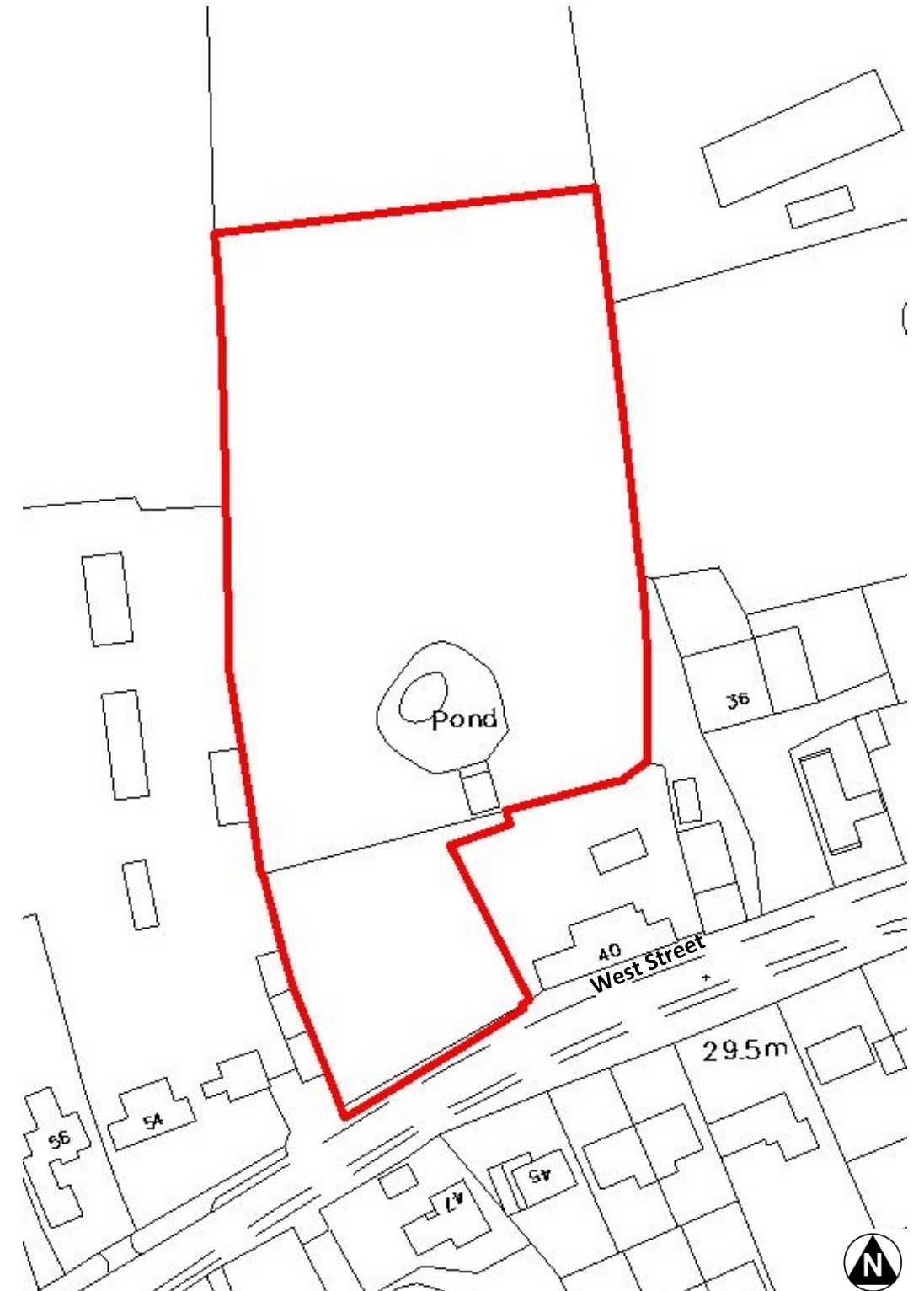
The southern boundary of the site borders West Street and is enclosed by a mixture of trees and an overgrown conifer hedge. An existing vehicle entrance point provides a gap in this frontage.

Western Boundary

The western edge of the site is enclosed by the existing established trees along its length with residential gardens backing onto the site.

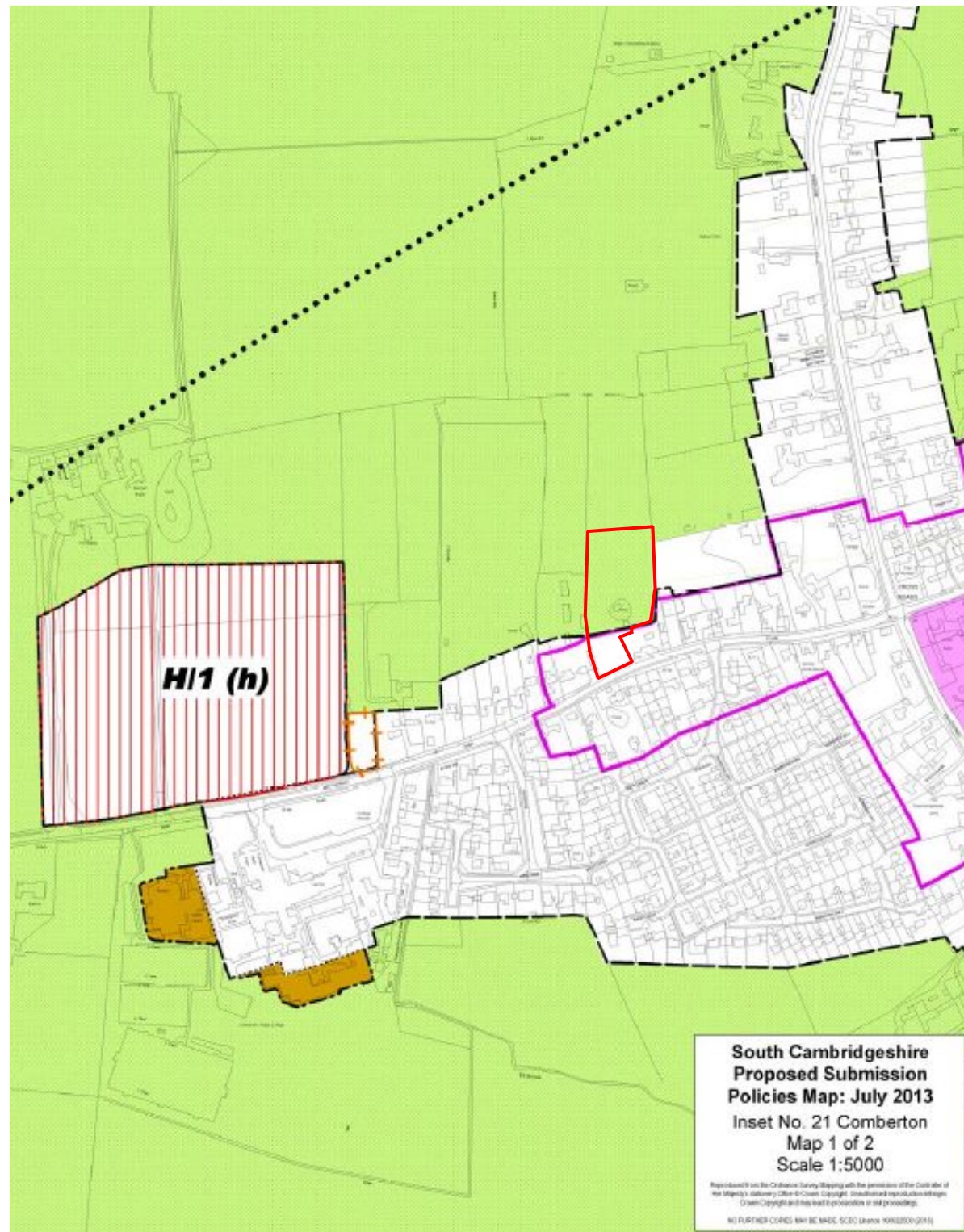


View of existing trees and conifers fronting onto West Street.



Existing site plan showing boundary in red.

2.0 ASSESSMENT



SCDC Policies Map with development site edged in red.

2.3 Planning Context

The proposed site was previously granted Outline Planning Approval (time-expired) for housing development in 1957, application number C/57/188.

The adopted proposals map shows that only the front portion of the site is located within the village envelope. This portion is also outside of the designated Greenbelt, but is within the Conservation Area.

The proposed site was put forward under the 2011 'Call for Sites' and allocated Site Number 079.

Under the Tier 1 Strategic Considerations in the SHLAA report the entry relating to the whole of the site identified the "Green Belt Purposes" to be:

- "Maintains and enhances the quality of Cambridge's setting" – *This assessment does not reflect the fact that the site this is just over 6 miles from Cambridge and cannot be seen from any major road leading into Cambridge.*
- "Prevents coalescence between settlements and with Cambridge" – *The proposed development does not link up with any other settlement or risk such linkage.*

The SHLAA report also noted the "Function with regard to the special character of Cambridge and its setting":

- "The distribution, physical separation, setting, scale and character of Green Belt villages" - *The development proposed does not impact on the distribution and physical separation of villages and the setting scale and character of the development have been carefully considered in the context of the existing village when designing the layout.*
- "A landscape that retains a strong rural character" – *The proposed site is located in the centre of a well established village consisting of lots of infill developments and is located with houses on either side and opposite. The field at the back of the site, which is not farmed currently but set aside, cannot be seen from anywhere in the village and is not accessible to the public.*

The Tier 1 conclusion of the SHLAA report determined that the site warranted further assessment. The main development constraints highlighted within the report are noted below.

Within the Tier 2 assessment it was considered that development on the site could have an adverse effect on the character of the Conservation Area and the settings of the nearby Listed Buildings through the introduction of back land development and possible loss of mature hedges and trees prominent on the streetscape. The report acknowledged that any impact could be partly mitigated by the retention of hedgerows and trees, something which could be addressed through detailed site planning.

The Environmental and Wildlife considerations for the site highlighted the possible presence of protected species – Claylands, which offer habitats for a number of native species. Any development proposals should incorporate features of biodiversity value and integrated into the scheme. Again such features could be incorporated as part of detailed site layout proposals.

2.0 ASSESSMENT

2.3 Planning Context *continued*

The Townscape and Landscape impact assessment referred to the landscape setting of Comberton as characterised by large arable fields, with smaller enclosed fields and paddocks close to the north and south of the village. It made particular reference to the pastures between Barton Road and Swaynes Lane although it should be noted that the proposed development site is not located within this area. The report goes on to discuss the impact of 'development in depth north of West Street', and its effect on the linear nature of development in the area of the village however the SHLAA report was based on a much larger parcel of land equating to 1.42 hectares whereas the proposed development site put forward under this application only has a site area of 0.74 hectares and as such will have a lot lower impact on the existing fabric of the village.

The SHLAA report rejected the site because the "great majority of the site was located in the green belt", however the submitted proposals use a much smaller area of green belt land and propose development of 16 houses at a density of 21 dph not 29 homes at a density of 30 dph as proposed in the scheme considered by the SHLAA process.

Although the site was ultimately not allocated for development under the SHLAA process the site has many similar characteristics to a nearby site called Bennell Court (the area indicated with a red vertical hatch on the image to the right) which was also put forward for consideration under the 2011 'Call for Sites' and allocated Site Number 326.

The Heritage Assessment for Bennell Court was more favourable due to it's detachment from the Conservation Area although the potential impacts on Townscape and Landscape were considered similar. This site is heavily screened by trees, similar to the proposed development site put forward under this application, and as such any impact upon the linear nature of the village could be mitigated.

The Environmental and Wildlife considerations noted within the SHLAA report were the same as for the West Street site; and importantly both sites involved development within the Green Belt.

The Bennell Court site was considered suitable for development under the SHLAA assessment and has subsequently gained Outline Planning Approval (S/1812/17/OL) for up to 90 dwellings.

3.0 HERITAGE

Heritage Setting

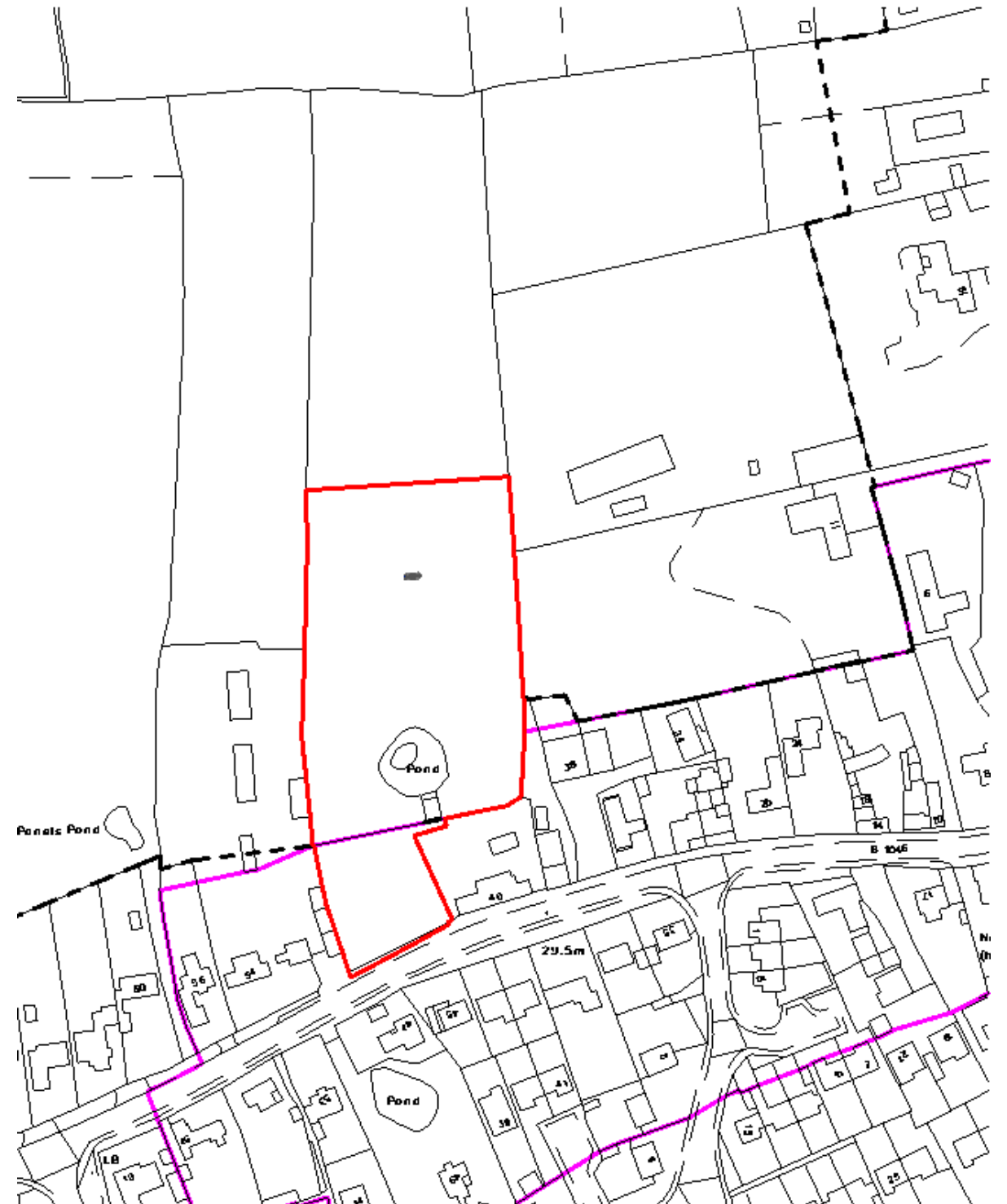
The site is located on the north side of West Street, with the front section sitting within the Conservation Area and Settlement Framework, and the rear section located within the green belt.

As mentioned previously within this report there are also a number of Listed Building within the vicinity of the site, together with the Grade 2 Listed 'The Old Plough' which comprises 40 West Street at the front of the site.

Due to the nature of the setting amongst these Heritage Assets a specialist Heritage Statement has been prepared by Orion Heritage to accompany this application.



Photo above of 40 West Street



Site location plan above indicating the site development boundary in red, the Conservation Area boundary in pink, and the Settlement Framework boundary in a thick black dotted line.

4.0 REPORTS & SURVEYS

4.1 Ecology

As identified within the SHLAA report the site is considered to contain features and habitats likely to support native species. In order to safeguard these features the scheme has been designed around the principle of retaining the existing pond and good quality mature vegetation within and around the site. A Preliminary Ecological Assessment, a Bat Inspection Survey a Reptile Survey, a Great Crested Newt eDNA Survey and a Great Crested Newt population survey have all been undertaken by MKA Ecology and copies of the various reports are included as part of this Full Plans application.

It was considered that ecological opportunities exist to enhance the biodiversity on the site post-development. The recommendations contained within the report have been considered and elements such as native planting schemes, appropriate aquatic and terrestrial habitats for Great Crested Newt, and installation of bird and bat boxes have been included within the site design.

A Hedgehog dome will also be incorporated which will help to conserve and potentially enhance the local Hedgehog population. These measures will help to increase the biodiversity of the site post-development, in line with national and local planning policy.



Images above of examples of recommended bird and bat boxes.

4.2 Arboricultural

An Arboricultural Assessment and Tree Protection Plan has been prepared by Hayden's Arboricultural Consultants and a copy of these documents have been included as part of this Planning Submission.

The site is partly within the Conservation Area and partly within the Greenbelt so any proposed works to trees within the Conservation Area would need to be approved in writing by the Local Planning Authority.

The Arboricultural Assessment has been prepared in strict accordance with BS 5837 to provide sufficient information for the Local Planning Authority to consider the effect of the proposed development on local character from a tree perspective. It includes an analysis of how trees will be affected and an arboricultural method statement describing how retained trees will be protected and managed during the development activity. It is fully in line with the BS 5837 advice relating to the planning application stage of the process.

A full schedule of the existing trees is provided within Appendix B of the Arboricultural Assessment.

Details of the proposed works in relation to the existing trees and the likely impact on the ones which are to be retained following development are provided under section 6.9 of this report.

4.0 REPORTS & SURVEYS

4.3 Existing Utilities

Richard Jackson Ltd were appointed to undertake a Utilities Assessment for the site to identify the presence, location and capacity of any utilities services either entering, crossing or accessible from the site. A copy of the Richard Jackson Associates Utilities Assessment is included with this application.

The assessment identified that there is no mains gas services provided to either the site or the surrounding area.

The existing electrical distribution network includes an overhead low voltage cable which runs above the northern footway on West Street, beneath which the new site entrance would be formed. This would not directly impact the existing cable however UKPN would need to be consulted prior to any works commencing to ensure that detailed master planning and associated easement were in place.

Enquiries have also been made with the statutory undertakers of the surrounding surface and foul water sewers to identify the type and proximity of any existing drains near the development site. A copy of the Anglian Water Pre-Planning Assessment Report is included within the Utilities Assessment submitted with this application.

The Assessment Report found that suitable foul and surface water connections could be made into the existing sewers if required on West Street, however the Haslingfield Water Recycling Centre would require some upgrade works to accommodate the additional flow.

The information obtained from the various utility assessments has been used to inform the proposed Surface Water Drainage Strategy for the development as outlined under sections 6.12 of this report.

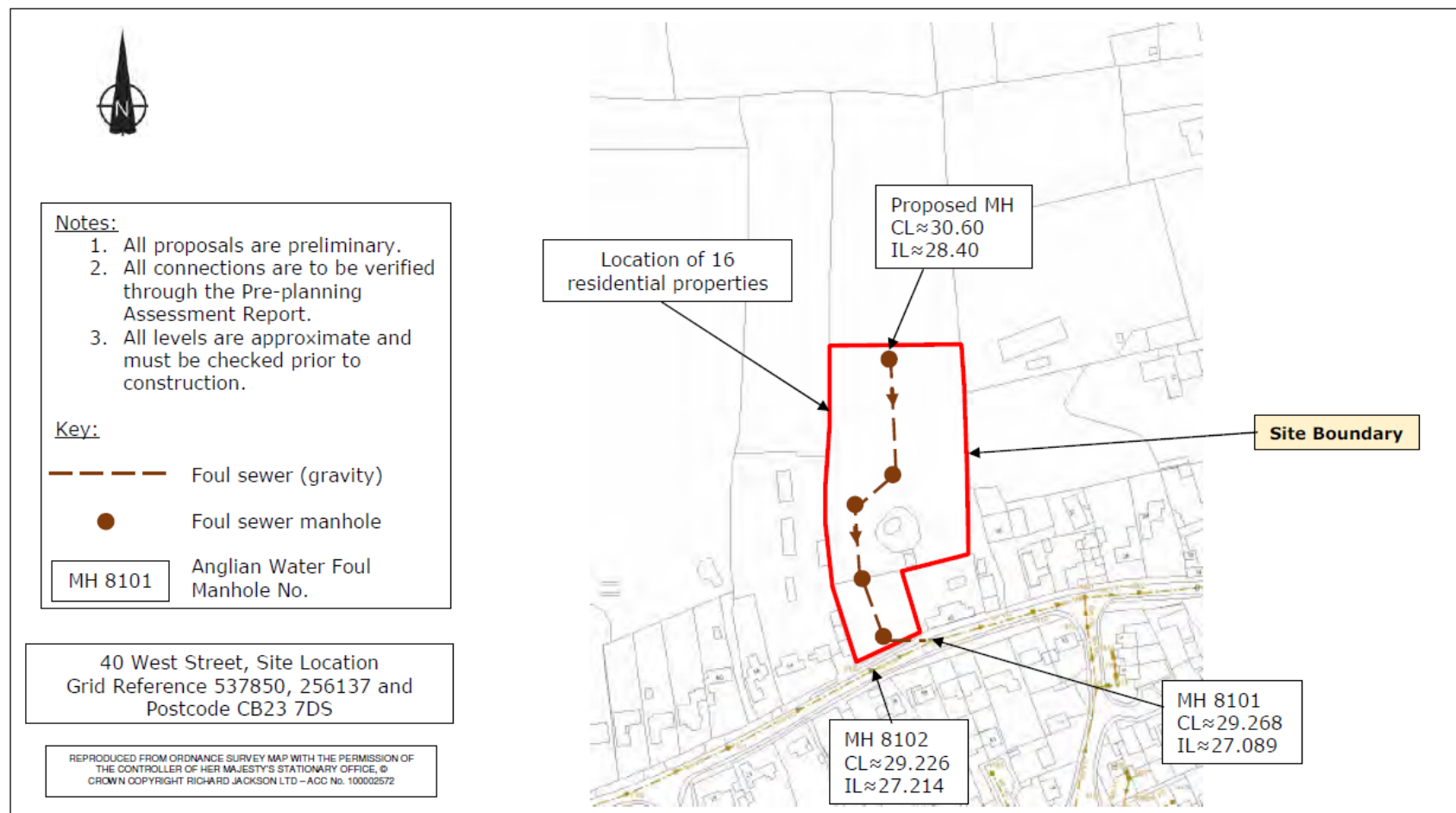


Image above of the proposed Foul Water Strategy for the Proposed Site.

4.0 REPORTS & SURVEYS

4.4 Contamination

Richard Jackson Ltd were appointed to undertake a Phase 1 Geo-Environmental Desk Study in May 2019.

The purpose of the desk study is to determine what potentially contaminative activities may have occurred at the property or surrounding area which may pose an environmental or geological risk to site users, the surrounding environment or proposed development, either at present or in the future.

The Desk study also evaluates potential contaminant linkages which may be active at the site in its current condition, or could become active in future, and to determine if any action is required to investigate them further or to break them.

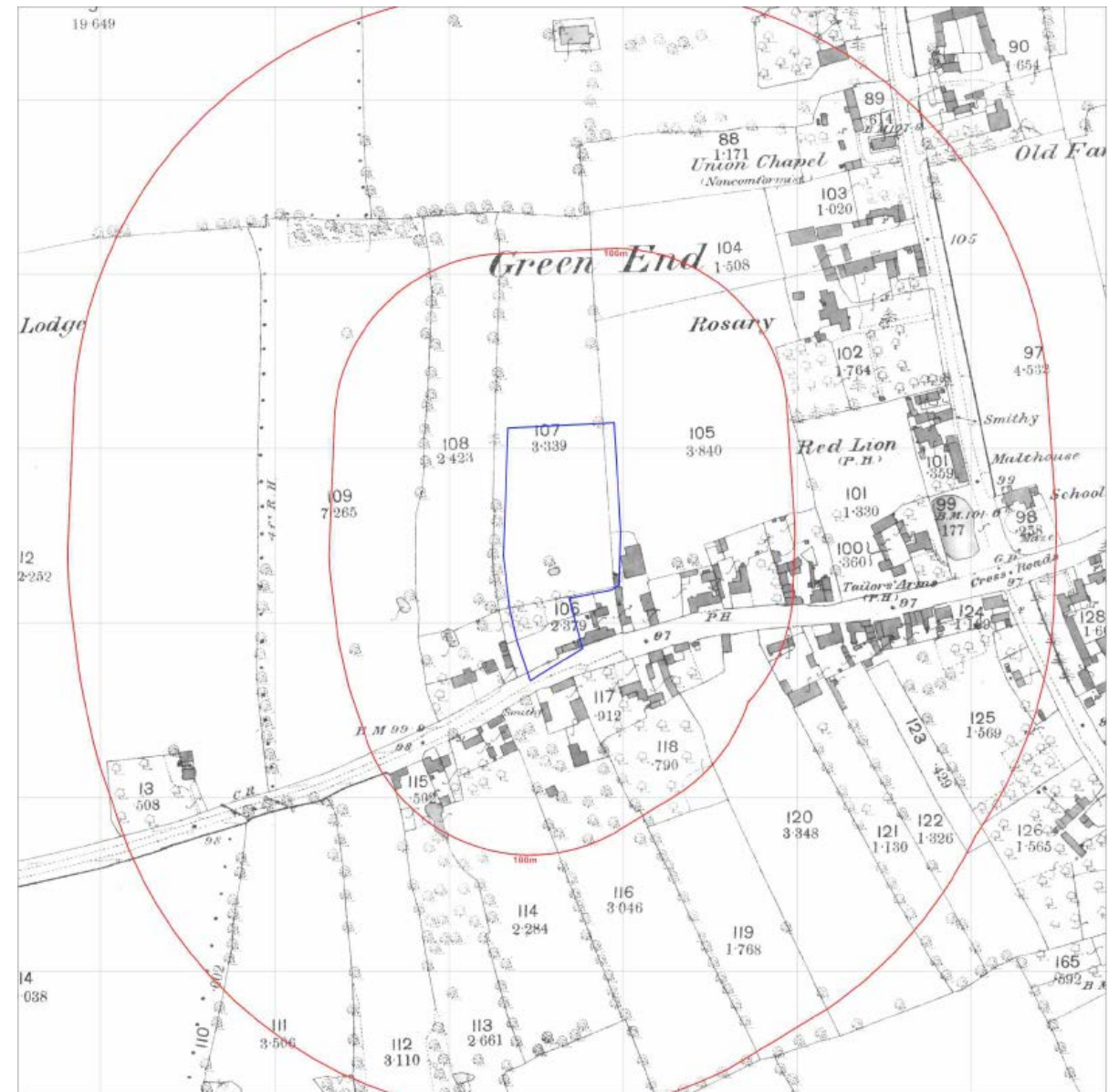
A summary of the findings of the report is provided below;

- A small structure existed in the southwest of the site from the first historical map examined (1886) until its demolition in the early 1900s. A pond has also existed on site throughout the studied period (1886 – 2019), this feature was noted to be expanded in the 1970s.
- Small scale, predominantly residential development associated with Comberton has existed to the immediate east and west of the site throughout the studied period, with expansion noted to the south in the 1970s.
- No on-site sources of contamination have been identified. Off-site garages, infilled features and adjacent agricultural development have been identified as potential sources of contamination, however, contamination associated with these land uses was considered unlikely to adversely affect the subject site.
- Several potential receptors of contamination were identified including residential end users, construction workers, structures water supply services, the underlying Secondary Aquifers and flora.
- A negligible risk from soil, groundwater and ground gas contamination was considered to be presented to the sensitive receptors at the site, from the off-site identified sources.
- The anticipated prevailing geology of the River Terrace Deposits and Oadby Member is considered likely to be suitable for the adoption of conventional spread foundations. It should be appreciated that the Oadby Member is typically susceptible to volume change due to the influence of trees and therefore, where proposed structures are influenced by trees, foundations may need to be deepened in accordance with the currently applicable NHBC Standards.
- The anticipated ground conditions of the Oadby Member, are not typically considered appropriate for the adoption of infiltration drainage due to their cohesive, low permeability nature.

- Due to the negligible contamination risk, it is not deemed necessary for further environmental works to be undertaken at the site.

The above points represent a simplified summary of the findings of the desk study and the full report should be referred to when making any recommendations in regards to the proposed development. Any further intrusive investigations which may be required are suggested to be secured by means of a Planning Condition should Planning Approval be granted.

A full copy of Phase 1 Geo-Environmental Desk Study is included with this application.



Map above taken from a 1887 County Series Map.

5.0 PLANNING HISTORY

5.1 Pre-Application Advice

A Pre-Application enquiry was lodged with South Cambridgeshire District Council on 17th April 2018 and assigned case reference PRE/0146/18. The proposed development was for the construction of a total of 16 dwellings..

A written response to the Pre-Application enquiry was received on 5th June 2018.

A summary of the main items raised within the pre-application response have been provided below;

Exception Sites

The pre-app response is based around the current policy where 100% affordable provision is required for it to be considered an Exception Site. The Case Officer noted that some of the comments may fall away when the new local plan is adopted in September however he feels that the provision at 50% is too low. **The affordable provision at 50% is based around the overall provision and not the % of affordable provided within the Green belt, which is 67%.**

Housing Need

The Housing Team have confirmed there is still a shortfall in the number of affordable units within Comberton and the New Developments Team have expressed their interest in taking on the site.

Green Belt

A sequential test has been requested to demonstrate that there are no alternative sites available that would have less impact on the Green Belt.

Heritage Assets

Significant concerns were raised in principle by the Historic Buildings Officer, which the Case Officer supports, in terms of the impact on the Listed Building and the Conservation Area itself. The Case Officer mentions the erosion of the Green Belt through penetrative development and raises concerns about the lack of screening between the new development and the road. **At present there are no views of the Green Belt beyond.**

The Historic Buildings Officer was also particularly concerned about the impact of the development on the setting of the Listed Building as they felt that the Listed Building would appear isolated within an urban environment and detached from its rural setting.

Design

The main comments concern the need for the houses to the front of the site to address the street more prominently, the affordable units need to be spread more evenly across the site and the relationship between the affordable units and the northern most POS needs to be enhanced.

The urban design officer would also like to see a more consistent styling across the development to lessen the visual distinction between affordable and market housing, with some variety applied across the whole of the site. They have also called for an exceptional design given the location within the Green Belt.



Drawing above shows the Proposed Site Plan as submitted as part of the pre-app enquiry.

5.0 PLANNING HISTORY

Trees and Landscaping

Concerns raised by the Case Officer over the amount of Trees and Hedges to be removed from the frontage with West Street. T18 noted as appropriate for removal, although the preference would be to retain if possible. Suggestion to engage with the Heritage Environment Team via a Pre-App enquiry.

The Tree Officer summarises that they have no arboricultural or hedgerow objections to this type of proposal.

Ecology

Statutory Consultation is required with Natural England as the site is designated as a Special Area of Conservation in regard to a rare bat species. We are required to undertake an Extended Phase 1 Habitat Survey of the site and the Ecological Officer has strongly advised that all further surveys are undertaken prior to a Full Plans submission. These should include a reptile survey which would need to be undertaken between March and June if it is to cover Great Crested Newts.

Other Matters

In addition to the Pre-App with the Historic Environment Team it was also suggested to lodge a Pre-App with Highways and undertake consultation exercises with the Parish Council and Ward Members.



Image above left shows an aerial view of the proposed development and image above right shows a view of the courtyard housing, both as submitted as part of the pre-app enquiry.

6.0 SITE DESIGN

6.1 Use

The development proposes 16 units with 50% designated for market sale and 50% as affordable dwellings which is well in excess of South Cambridgeshire District Council’s (SCDC) affordable housing policy. The proposal is to provide a development suitable for first time buyers, families and older persons by providing a mix of 1 bedroom apartments and 2, 3 & 5 bedroom houses.

The submitted application should be considered in part development within the village envelope on land previously approved for development; and in part as a Rural Exception Site providing 9 affordable homes in an area of recognised unmet housing need accompanied by 4 houses for sale that are required to make the exception site viable. Both forms of development being permissible and consistent with local and national planning policies.

The proposed layout looks to provide as many of the market sale units as possible within the Settlement Framework and thus increase the overall percentage of affordable units provided within the Green Belt.

Based on a total of 16 new houses 3no would be delivered within the Settlement Framework leaving 5no Market sale and 8no Affordable units constructed within the Green Belt. This arrangement would increase the % provision of affordable units from 50% overall to **62% of the houses built within the Green Belt.**

The properties will be a mixture of apartments, semi-detached and detached homes.

6.2 Amount

Housing

A total of 16 no units including 8 no affordable dwellings are proposed on the site in the following mix:

Bedrooms	Market	Affordable	Total No	Parking Spaces (per unit)
1 bedroom 2P	-	2		2
2 bedroom 4P	-	2	2	2
2 bedroom 4P	3	-	3	2
3 bedroom 5P	-	4	4	2
3 bedroom 6P	2	-	2	2
5 bedroom 10P	3	-	3	4
TOTAL	8	8	16	

Based on a net development site area of 0.791 hectares this provides a density of 20 units / hectare.

Car Parking

In accordance with Policy the submitted scheme proposes appropriately designed vehicle and cycle parking. Vehicle parking has been carefully integrated so that it meets the minimum parking standards without over dominating the street scene.

Car parking will be provided either in line with local planning policy requirements or above with the parking provision for each house type as set out in the previous table. All houses have either on plot parking or where communal parking areas are provided these are well overlooked by surrounding properties.

In addition to the dedicated parking for each dwelling a further 4no visitor spaces will be provided for the development.

Cycle parking will be provided to satisfy local planning policy. Secure cycle storage will be located in sheds in the rear gardens of each property.

6.3 Open Space

The LDF ‘Open Space in New Developments’ requires Informal Public Open Space and Children’s Play Space in new developments to contribute towards outdoor play and informal open space. The development complies with this policy by meeting or exceeding the following requirements by proving a total of 421m² of Open Space.

CHILDRENS PLAY REQUIREMENT			
Size of Dwelling	Space Required per Dwelling (Sq M)	Number of Dwellings	Area Required (SQ M)
1 Bedroom	0	2	0
2 Bedrooms	14	5	70
3 Bedrooms	19.4	6	116.4
4 Bedrooms +	26.6	3	79.8
Total			266.2

INFORMAL OPEN SPACE REQUIREMENT			
Size of Dwelling	Space Required per Dwelling (Sq M)	Number of Dwellings	Area Required (SQ M)
1 Bedroom	5.4	2	10.8
2 Bedrooms	7	5	35
3 Bedrooms	9.7	6	58.2
4 Bedrooms +	13.3	3	39.9
Total			143.9

6.0 SITE DESIGN

6.4 Layout and Scale

The design of the proposed layout has been developed to provide 16 new homes in a rural setting which retains and enhances the important features either within or adjacent to the site.

The existing pond has been retained at the heart of the development to provide a high quality landscape and ecological feature around which the development hinges. The pond and the surrounding area will both benefit from enhanced landscaping and will create a very desirable public space for use by residents of both the development itself and the village as a whole by opening up access to this previously inaccessible feature.

The setting for the Listed Building at 40 West Street has also played a key consideration to the proposed layout to ensure that the frontage of the site is not overloaded and the Listed Building is not dominated by the new development. This has been done by the incorporation of a generous landscape buffer which extends along the side of the new access road into the site and then wraps around the rear garden of 40 West Street to ensure that this historic building is viewed within a rural setting. New tree and hedgerow planting along the site frontage will also be used to maintain the existing green frontage to the site and address the concerns raised within the SHLAA report and the pre-app comments made by the Historic Buildings Officer.

The pair of 2 bed semi-detached properties at the front of the site are both set back slightly from the back of pavement so that they benefit from small cottage front gardens with new hedgerows and timber gates. The right hand property has been designed with a gabled frontage to act as a focal point to the site entrance with windows incorporated into its gable to provide an active frontage to the access road and a positive backdrop to the POS.

A 3 bedroom property on Plot 3 which faces onto the new access road and overlooks the other end of the POS completes the housing provision within the conservation area.

Once beyond the line of the Settlement Framework the new access road wraps around the edge of the retained pond where a couple of the 5 bedroom properties have been positioned to benefit from the high value outlook over a quintessential English setting. The property on Plot 4 has been designed to provide a positive frontage when entering the site whilst also turning the corner and addressing the rest of the development as it extends northwards.

Running through the centre of the site from this point a green corridor has been incorporated which creates a distinctive green screen between the housing on either side of the access road whilst also acting as a swale for the surface water drainage strategy and a newt corridor for the on site Great Crested Newt population to access the grassland to the north of the site.

Views towards the Greenbelt from the Public Open Space and along the green corridor help to enhance the connection to the countryside beyond and the sense that the houses are nestled within the landscape.

In accordance with planning policy and the South Cambridgeshire District Council Design Guide, the scheme will propose a new development of high quality design that will contribute positively to the local and wider context.



Proposed Site Plan.

6.0 SITE DESIGN

6.4 Layout and Scale



6.0 SITE DESIGN

6.4 Layout and Scale



6.0 SITE DESIGN

6.5 Site Access

The design has been developed to allow all possible users to access the site easily and safely, with particular attention paid to pedestrians and cyclists who are given priority.

Vehicular Access

Vehicle access into the site is from West Street via a new junction consisting of a 5m wide highway with footpaths to both sides. Crossing points for pedestrians walking along West Street will be provided on the new access road at the back of the radius bends.

The SHLAA report noted that with regard to infrastructure a new vehicle access junction located on West Street would be acceptable to the Highway Authority and that the proposed site is acceptable subject to detailed design.

The new access is intended to be suitable for adoption by the Highways Authority; however this would be subject to detailed consultation with the County Highways Development Engineer. A range of contrasting block paving has been used as surfacing to the road to prevent the development from getting over dominated by black tarmac and contrasting materials have been used to define parking areas. An access point to the neighbouring farmland has been located on the northern boundary.



Examples of shared surface materials.

Pedestrian Access

In accordance with Planning Policy, pedestrian access is provided to both sides of the new vehicular access junction on West Street, linking into the existing footpaths.

The 1.8m wide footpath continues on both sides of the access road up to the entrance into the house on plot 3 where the western section will terminate. The eastern section continuous past the pond and along the edge of the swale to serve the properties on the northern section of the site. A footpath serving the houses on Plots 13-16 can be accessed by the pedestrian crossing points indicated on the drawing. Space for a continuous second footpath to the west of the road has also been allowed if required.

6.6 Transport

A Transport Statement (Ref: 49853) has been prepared by Richard Jackson Engineering Consultants to consider the transport planning policies which are relevant to the proposed application. A copy of this report has been submitted with the application.

The purpose of the Transport Statement is to assess the suitability of the site in transport and parking terms to accommodate the proposed development, and the implications for parking and travel demand.

The statement includes an examination of the surrounding area in terms of the availability of local amenities, local highway safety, and the opportunities future occupiers, and visitors will have to travel to and from the site to a range of day-to-day services and destinations, and travel to work by non-car modes.

The site benefits from close proximity to both primary and further education establishments which can be easily reached via either walking or cycling.

A bus stop is also located within 150m from the development which provides regular services suitable for commuting tips to/from Cambridge.

The Transport Statement concludes that the development would be in accordance with the aims and objectives of Local and National Transport Planning Policy and would not have a severe impact on the local transport network.

6.0 SITE DESIGN

6.7 Ecology

As noted under item 4.1 the site contains features and habitats suitable to support a range of native species. An extensive suite of surveys and reports have been undertaken to identify existing species either present on site or passing across the site and outlines what enhancements can be incorporated into the design to support and enhance the bio-diversity of the site post development.

Due to the presence of Great Crested Newt on the site the protection and retention of the existing pond was vital to ensure that their existing habitats were unaffected by the proposals. A migratory corridor has been built into the overall design as a key landscape and surface water drainage feature which also provides safe passage to GCN heading northwards to the retained grass land. A secondary tunnel leading from the pond and under the new access road to the ditch running along the western boundary has also been provided.

The landscaping strategy and planting selection has also been developed with due reference to the Great Crested Newt Conservation Handbook to ensure that new habitats are suitably designed and Newt Log Pile location have been indicated on the Proposed Site Plan.

Integrated bird and bat boxes have been incorporated into a spread of houses across the site and a hedgehog dome has been located in the long grass area near to the south side of the pond. The rear gardens to the houses on both sides of the access road are enclosed by established hedgerows so hedgehogs would have unimpeded access when traversing across the length of the site.

Locations for the features noted above are indicated on the submitted Proposed Site Plan.



View of retained pond with POS and Planting around.

6.0 SITE DESIGN

6.8 Landscaping

Landscape Character

West Street comprises of a mix of low boundary features and hedges, to tie in with this contextual aesthetic the properties on West Street will have a hedge planted to the roadside. The hedge species used will be Privet (*Ligustrum ovalifolium*) or similar. The entrance footpaths to each of the properties on West Street will have a picket gate hung on timber posts. The hedge row will continue on the other side of the development entrance to create symmetry and continuity in boundary treatments to West Street. At the entrance the hedges will sweep back to define the gateway. The design concept for the landscaping within the site is to create a hamlet of properties that you would typically find outside the centre of a village. The feel and aesthetic of the space will be natural with hints of the agricultural past. This will be expressed by timber fences and gateways to properties. Planting will be predominantly native and native cultivars where space allows. Planting to the plot frontages will be a mix of herbaceous and floral shrub planting creating a cottage feel. Species will be chosen to help pollinating insects and based upon the RHS plant list for pollinators.

The boundary to the existing listed building will be secured with a 3 bar timber post and rail fence creating the agricultural feel. The fence will continue around the perimeter of the plot and then wrap around back in towards the pond to secure an inner field and meadow making a habitat space for the sites newt population to thrive as well as defining the boundary to the adjacent new plot. Within the site the post and rail fence will be screened with a mixed native hedge creating further habitat and foraging for newts, mammals, birds and invertebrates. Within the hedge adjacent the entrance road and listed building, small trees will be planted to diffuse views between the two sites aiding the conservation of the existing property.

The plots will have green frontages to allow ornamental shrub planting adjacent to the houses with a small front lawn and a street tree where appropriate. The properties to the north of the site will have a swale to the road edge planted with reeds and semi aquatic species to aid in the purification of any water run-off. The plot driveways will cross the swale and be defined by a timber barrier. The swale will be stepped to the road side and constructed using gabion baskets, the rear bank to the property side will grade up at a 1:3 slope which will accommodate the street tree such as *Acer campestre* "Streetwise". The swale banks and road side verge will be planted with a species rich turf further aiding site bio diversity, this should be maintained at a longer height to help establish the flowering species such as clover and daisy. The property boundary will be defined by a low native hedge with the cut lawn behind. The swale develops a new newt corridor leading from the pond to the field beyond the site.

Ecology

The site has an internal newt corridor created by the swale, this will be planted and managed in accordance with the Ecological Management Plan. Within the field to the east the grass will be left long and log piles and hibernaculars will be sited to provide further enhancement, bird and bat boxes incorporated in to the architecture. The pond will be designed to aid with aquatic biodiversity and the site will be planted with native trees where space can be afforded to mitigate for the loss of any existing wildlife habitat. Species rich turf will be used within verges and nectar rich species will be used throughout the scheme



Image of Proposed Landscape Masterplan.

6.0 SITE DESIGN



Central Open Space

The central open space will provide an informal amenity area for the residents to relax in. The central space contains the existing pond, retained in its original form. A new swale will enter the pond in the northern corner. The swale and pond form a part of the water attenuation strategy. The planted swale will aid in the cleaning of the run-off water before it enters the pond further helping to create a safe newt habitat. The pond, swale and newt tunnel under the access road all provide habitat and connection for the local newt population. Shelves within the pond will create an area for marginal planting of reeds and rushes. The pond will have a small deck set at a maximum of 300mm above the mean water level, the deck will create the personal connection with the pond and a place to see nature from. Informal seating will be positioned at the edge of path to gain views to the pond. To the east an area of grass will be left wild for further ecological enhancement. This will be fenced off and only accessed for maintenance via a locked double leaf 5 bar timber field gate.

View of proposed Landscaping around retained pond.

6.0 SITE DESIGN

6.9 Arboricultural Impact Assessment & Method Statement

As mentioned previously within this report a key early consideration was how any new development on site could be accommodated with minimal impact on existing high category trees, or without having a detrimental affect on the benefit which the existing trees provide in the local area. The design has been developed to work around or accentuate these existing features where possible.

An Arboricultural Assessment and Tree Protection Plan has been prepared by Haydens Arboricultural Consultants and a copy of these documents have been included as part of this Planning Submission.

The report outlines works required to existing trees irrespective of the proposed development and also works required to facilitate development.

In the opinion of the Arboriculturalist they conclude that there are no overt or overwhelming arboricultural constraints that can be reasonably cited to preclude the proposed development.



Image above shows Tree Protection Plan.

6.0 SITE DESIGN

6.10 Energy Statement

In order to comply with South Cambridgeshire Local Plan an Energy Statement is required for all development proposals greater than 1,000m² or 10 dwellings. The purpose of the document is to demonstrate what measures have been put in place to achieve at least 10% of predicted energy requirements from renewable technologies.

The Client has also requested that the new housing comply with the requirements of the Cambridge Sustainable Housing Design Guide (February 2017) which requires a 19% improvement in Dwelling Emission Rate (DER) over Target Emission Rates (TER) and Water consumption limited to 110 litres/person/day.

The Energy Report for the proposed development was prepared by Roger Parker Associates and a full copy of the report has been submitted with the application.

In order to demonstrate compliance with the renewable energy policy requirements a SAP 2012 Assessment was undertaken for each dwelling type and Energy Performance Certificates produced for each type. The calculations were based around target U-values and Air Permeability rates which are contained within the report.

As there is no mains gas within the vicinity of the site the suggested combination of systems/technologies recommended for the development to achieve the most significant reductions in CO₂ emissions and mains energy usage Air Source Heat Pumps to each house, and a combination of Air Source Heat Pumps and PV panels to the apartments.

Water saving measures which could be incorporated into each dwelling type have also been outlined within the report.

The submitted Energy Statement demonstrates that the proposed development satisfies both the requirements of the SCDC Local Plan and the Cambridge Sustainable Housing Design Guide.



Renewable energy options considered include PV Panels and Air Source Heat Pumps.

6.11 Waste Strategy

Bins are proposed to be stored in rear gardens and brought out to the roadside (shared surface and access road) by residents. Access paths to the rear garden areas have been shown on the submitted plans with possible locations for bin storage also indicated.

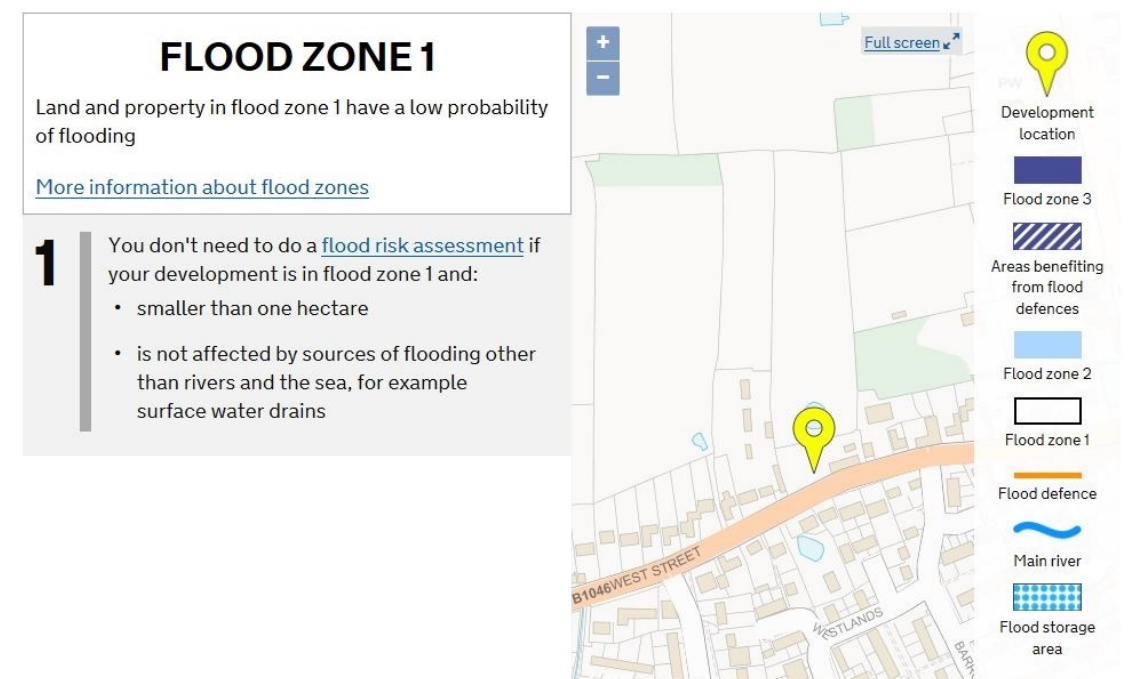
A tracking study has been undertaken by Richard Jackson Engineering Consultants which demonstrates that a waste collection vehicle can enter the site via West Street in forward gear and utilise the on-site turning head before also leaving the site in forward gear. Details of the tracking drawings can be found within the Transport Statement.

6.12 Surface Water Drainage Strategy

The site is located within Flood Zone 1 on the Governments Flood Map for Planning website and is less than 1 hectare in size so would not require a Flood Risk Assessment to be undertaken to satisfy SCDC local list requirements.

MLM Consulting Engineers Ltd were appointed to prepare a Surface Water Drainage Strategy for the development in line with the requirements of 'Cambridgeshire Flood and Water Supplementary Planning Document' (Flood and Water SPD), CIRIA 753 The SuDS Manual (C753) and the DEFRA 'Non-statutory technical standards for sustainable drainage systems' dated March 2016, to support a Full Plans Planning Application.

A copy of the Surface Water Drainage Strategy report is included as part of the Application.



7.0 HOUSE DESIGN

7.1 Form and Materials

The houses have been designed to use a relatively simple palette of traditional materials which are in keeping with those used locally. Elevations comprise a mixture of red facing brick and off white render on brick plinths, with black timber cladding used to the upper floor of the apartment building.

Detailing and forms have deliberately been kept simple with an emphasis placed on attention to detail rather than complicated forms. The detailing will be robust and designed to minimise future maintenance therefore ensuring the development looks as good in 10 years' time as it does when newly built.

Each of the dwellings has been designed with a traditional pitched roof and finished with either red pantiles or red clay tiles as these are overwhelmingly the predominant roofing material in the local area.



View of houses looking along the green corridor towards the Green Belt.

Front entrances are defined with traditional pitched tile porches with exposed timber structure to provide a traditional sense of scale to each entrance.

7.2 Garden Sizes

Rear gardens have been provided to all the houses in line with local planning policy requirements all the rear gardens are a minimum of 80sqm for 3bedroom units and 50sqm for 2 bedroom units.

7.3 Orientation

The front 2 houses on Plots 1 & 2 are designed to address West Street with all the other houses arranged to face onto either the road/shared surface or the pond, creating an active street frontage and ensuring the pedestrian route through the site is well overlooked.

Houses facing onto the Public Open Spaces have also been designed with active frontages to ensure that these areas feel secure.



Design and Access Statement

7.0 HOUSE DESIGN

7.4 Windows and Doors

A key part of the aesthetic is the ratio of openings (doors and windows) to external wall with a range of carefully ordered openings. Windows to the main elevations are large with a contemporary feel whilst providing ample natural daylighting to the house interior, with large doors opening onto the rear gardens.

Front entrance doors are predominantly solid with small glazed vision panels to allow light to permeate into and out of the front hall area.

7.5 Thresholds

Front gardens with areas of planting and hedging have been provided to all of the houses so that they benefit from defensible and personal space between the house and the back of pavement.

This separation was an important feature in creating a soft domestic approach to each dwelling.

The houses and their entrances have been arranged to provide good natural surveillance of all external public and semi-public areas. Planting will be used to create an obstacle to potential intruders in a number of locations and prevent people accessing ground floor windows.

All front and rear access doors will incorporate level threshold details to aid the passage of wheelchairs and buggies.

All highways and hard landscaping will be designed in accordance with statutory requirements to ensure appropriate warning of hazards (tactile paving) and appropriate gradients to any slopes. The development has been designed to ADP Q of the building regulations and follows Secured by Design principles.



View of back towards the pond and the Listed Building beyond.



Design and Access Statement

8.0 CONCLUSION

We have sought to design within the relevant policies to create a high-quality addition to the village of Comberton, which will provide attractive and well-designed contemporary homes.

The submitted design has been subject to a Pre-Application review by the Local Authority and has been developed to address any concerns raised as part of this process.

The submitted proposals utilise a centrally located site within the village which had previous consent for residential development.

The proposed scheme provides a mix tenure development with affordable housing provision well in excess of SCDC's minimum policy requirements and has the support of the South Cambridgeshire Housing Team as a Rural Exception Site. The development also provides a mix of typologies to cater for a wide spread of the community, with the affordable provision also helping to address the general needs Housing Shortfall in the village.

The design of the development seeks to create a modern, relaxed, spacious and welcoming addition to the housing stock within the village using a mix of local materials and spatial planning to integrate the proposals into the existing fabric of the village.

It is our view that the scheme successfully creates an environment that has its own unique sense of place, but also feels familiar to its surrounds.

The development will also promote the feeling of a community that integrates with the wider village through the creation of new high quality public spaces which can be accessed by both new and existing residents. Through the creation of the new public spaces the development also provides public access to the existing pond and enhances the rural nature of the village.

