

# Cottenham Village Design Group

## Planning application comments

### **S/1293/13/DC**

#### **Land at The Junction of Long Drove and Beach Road Cottenham - Discharge conditions 3, 6, 10, 12, 13, 14, 18, 20 and 23 of S/2509/12/FL**

The Design Group has made a number of comments on the evolving designs for this site. Our only comment at this time is related to the proposals for landscaping, this also relates to the recent application - S/1186/13/FL - Erection of entrance piers to Pelham Grange housing development granted planning permission reference S/2317/11.

The position and prominence of this development site was a key matter for the village, our preference if possible would be to see the retention of more parts of the existing hedge fronting Beach Road than appears to be the case within the current drawings etc, this would be such that the predominantly rural nature of the location is not lost.

*'L/2: Essential elements of the parish's distinctive Fen Edge landscape character should be protected.*

- *New developments should minimise the impact on existing landscape qualities and features.*
- *New developments should contribute positively to the quality of the landscape and enjoyment of the environment.*
- *There is considerable room for the improvement of wildlife habitat and protection. This creates opportunities for developers to address these aspects within their schemes and enhance the assets of the village.'* (Design Statement p.6)

*'L/3: New developments on the village edge should give high priority to landscape design and management of light pollution, to protect and enhance the external view of the village.*

- *Do not form a stark edge to the village, or spoil the outside view by neglecting the backs of gardens or buildings.*
- *Shelter and contain the edge using appropriate native broadleaf species.*
- *Achieve well-designed compositions using hedge and woodland screens.'* (Design Statement p.6)

*'L/4: Action by landowners, community groups and individuals.*

- *Plant native and/or locally typical species to retain landscape character and to benefit wildlife within the village.*
- *This is a landscape of wide views and open spaces. Efforts should be made to minimise impact of developments on the character of this landscape.'* (Design Statement p.6)

*'L/7: Protect vistas that contribute to the character and attractiveness of Cottenham.*

- *Design should respond to the qualities of affected views with sensitivity and imagination, bearing in mind that scenery changes with weather and lighting conditions (such as length of shadow or phase of the moon), and seasonal changes in the natural and cultivated environment.*
- *Prevent undue damage to the view either by blocking, or unacceptably imposing on, a landmark or by creating an intrusive element in the view's foreground or middle ground.'* (Design Statement p.6)

*'S/2: New developments need to be integrated with the village and form part of a linked overall pattern.*

- *Protect existing views within the village, and into the countryside.*
- *Create vistas into and within the newly developed areas.*
- *New infrastructure should not detract from the appearance of the village or surrounding area.'* (Design Statement p.7)

## S/1247/13/NM

### Land at The Junction of Long Drove and Beach Road Cottenham - Non Material Amendments to floor plans and elevations to S/2509/12/FL

The Design Group has made a number of comments on the evolving designs for this site. The changes highlighted appear in many respects to be superficial and include corrections and alterations to houses to show omission of windows not able to be supplied and similar.

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Applications viewed and comments prepared on behalf of Cottenham Village Design Group by Alex Darby, Alex Thoukydides, Steve Poole, John Williams and Mike Smith, August 25<sup>th</sup> 2013. All quoted text is taken from the Cottenham Village Design Statement, Supplementary Planning Document: <http://www.cvdg.org/design-statement-2007.pdf>. Comments are based solely on the principles and guidelines set out in this document.