Consultation on Draft Masterplan, Land east of Bell Road, Bottisham

Summary of responses (April 2014)

1. Introduction

Land off Bell Road in Bottisham is identified in the Core Strategy (2009) as a preferred location for the development of 50 dwellings. The site is also allocated for 50 dwellings in the pre-submission draft East Cambridgeshire Local Plan (February 2013).

A Liaison Group was established in 2013 to prepare a draft Masterplan, consisting of representatives of Bottisham Parish Council, the District Council, the landowner, the prospective developer and their consultants. The Masterplan provides further detail on the design, layout and delivery of the scheme, and could be adopted as a Supplementary Planning Document to the Local Plan.

Consultation on a draft Masterplan took place from **25th September – 23rd October 2013** and involved:

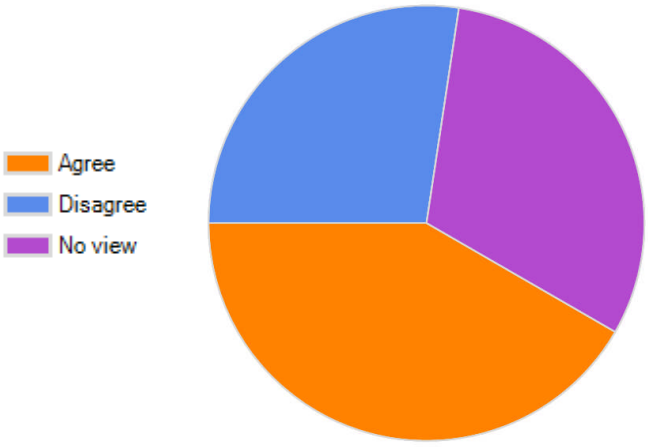
- Leaflet sent to households in the village
- Public exhibition event
- Online version of the consultation questionnaire available on the Council's website

A total of 92 questionnaires were completed. A summary of responses received is set out in section 2 below. A breakdown of respondents by gender, age-group, ethnic origin, employment and disability status is provided in Appendix 1.

2. Analysis of questionnaire responses

Q1. Do you agree or disagree with the general appraisal of the site, its surroundings and relevant policy and guidance as set out in Part B and C?

Answer Options	Response Percent	Response Count
Agree	41.7%	35
Disagree	27.4%	23
No view	31.0%	26
	Answered question	**84**
	Skipped question	**8**



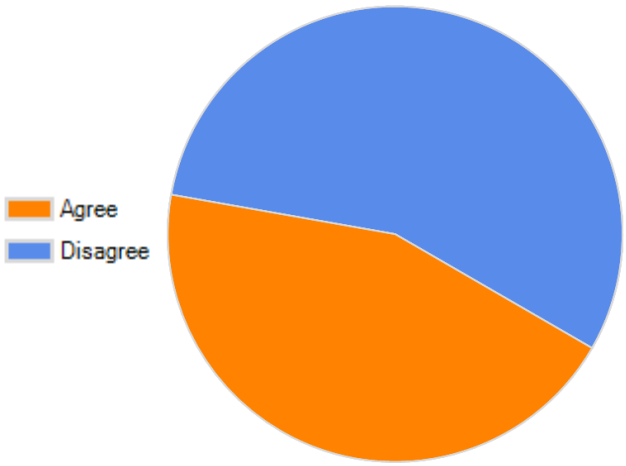
42% of respondents agreed with the general appraisal of the site, 27% disagreed and 31% expressed no view.

A total of 31 comments were received, which are summarised in the table below.

Summary of additional comments	***Number of comments***	***Officer response***
Infrastructure (e.g. highways, drainage, GP surgery, schools) cannot cope with further development.	10	The District Council works closely with infrastructure providers to ensure that key services are in place to serve development. Infrastructure providers have not raised concerns regarding the proposed scheme. See Sections B2 (Local Context) and B3 (Site and Surroundings). No change considered necessary to draft Masterplan.
Concerned about noise from A14.	5	This is a recognised issue for Bottisham. A Noise Impact Assessment will be required as part of a planning application. See page 21 (Noise and Air Quality). No change considered necessary to draft Masterplan.
Insufficient public open space and play facilities.	5	The scheme involves the provision of new open space and allotments. The majority of respondents indicated they would prefer to see a play area provided off-site. See response to Q4 below. This could be achieved by providing a commuted sum towards the upgrade of other play areas or the provision of a new play area elsewhere in the village.
Density is too high/village is already overdeveloped.	4	Proposals should ensure they reflect the character of this rural village. See page 35 (density), page 37 (principles of placemaking) and Section D3 / p44-45 (Scale and Appearance). No change considered necessary to draft Masterplan.
Local families should be given priority for housing.	3	Priority will be given to local families in housing need for the affordable dwellings. See page 34 (Affordable Housing). No change considered necessary to draft Masterplan.
Oppose change in the Green Belt boundary/ development of a greenfield site.	3	Comments noted. The site is identified in the Council's adopted Core Strategy (2009) as an area for residential development, to be released from the Green Belt. No change considered necessary to draft Masterplan.
Provide larger gardens in place of allotments.	1	The Parish Council has indicated a need for allotments within the village, and the Masterplan includes their provision.
Consider aspect to maximise sunlight.	1	Comments noted. See page 47 (Building Orientation, Form, Layout and Design). No change considered necessary to draft Masterplan.
New development will not support employment – commuter village.	1	Comments noted. The Council wishes to see a balance between employment and housing development – an extension of Tunbridge Lane Business Park is also proposed in the Draft Local Plan. No change considered necessary to draft Masterplan.

Q2. Do you agree or disagree with the proposed mix, type and density of housing as set out in Part D1?

Answer Options	Response Percent	Response Count
Agree	44.4%	28
Disagree	55.6%	35
	Answered question	**63**
	Skipped question	**29**



Many respondents had strong views on the housing mix and density with 56% stating that they disagreed with the proposals.

A total of 46 comments were received, which are summarised in the table below.

Summary	***Number of comments***	***Officer response***
Need for smaller properties/bungalows.	11	This consultation has confirmed a desire for smaller properties in the village, partly due to demand from older residents wishing to downsize. The final dwelling mix will be subject to negotiation with the applicant and based on recent evidence of housing need at the time the application is submitted. See page 35 (Mix and Type of Housing). No change considered necessary to draft Masterplan.
Density should be reduced – Bottisham is a rural community.	9	Proposals should ensure they reflect the character of this rural village. See page 35 (density), page 37 (principles of placemaking) and Section D3 / p44-45 (Scale and Appearance). No change considered necessary to draft Masterplan.
Affordable housing is needed locally – need minimum of 40%.	8	In negotiating with the applicant, the Council will seek to negotiate 40% affordable housing in this location. This reflects the Council's current and emerging policy on affordable housing. See page 34 (Affordable Housing). No change considered necessary to draft Masterplan.
Amount of parking is inadequate and will cause issues.	6	As set out in the Council's Design Guide SPD, it should be assumed that the street is for vehicular movement, and cannot provide parking for new development, unless such space is actually identified within the development proposal for on-street parking. The Masterplan proposes that parking provision will generally be provided in line with adopted standards.

Summary	*Number of comments*	*Officer response*
		Propose amended text on page 41 of the Masterplan: 'Provision should ~~also~~ be made for a small amount of casual visitor parking. This need not be in the form of ~~designated~~ allocated spaces, as the pressure for parking on this site is unlikely to excessive~~, but could simply be in the form of on-street parking~~. Any on-street visitor parking should be integral to the design of the carriageway and not impede the free-flow of traffic'.
5 bedroom homes should be removed from the mix.	6	The final dwelling mix will be subject to negotiation with the applicant and based on recent evidence of housing need at the time the application is submitted. See page 35 (Mix and Type of Housing). No change considered necessary to draft Masterplan.
Need variety in design/high quality design.	4	Proposals should ensure they reflect the character of this rural village. See page 37 (principles of placemaking) and Section D3 (Scale and Appearance). No change considered necessary to draft Masterplan.
3 storey homes are not suitable for a rural community.	4	Proposals should ensure they reflect the character (including massing) of this rural village. See Section D3 / p44-45 (Scale and Appearance). No change considered necessary to draft Masterplan.
40% affordable housing is too high.	3	This is the proportion of housing that is sought across the southern part of the district (in accordance with current and emerging Plan policies). See page 34 (Affordable Housing). No change considered necessary to draft Masterplan.
Question 'up to' 40% affordable housing – what is minimum requirement?	3	In negotiating with the applicant, the Council will seek to achieve 40% affordable housing in this location. There is no set 'minimum' requirement as such. See page 34 (Affordable Housing). No change considered necessary to draft Masterplan.
40% affordable housing is too low.	2	In negotiating with the applicant, the Council will seek to achieve 40% affordable housing in this location, in accordance with current and emerging Plan policies.
Scope for the Parish Council to form a Community Land Trust?	1	This matter would need to be debated by the Parish Council and local community. No change considered necessary to draft Masterplan.

Q3. Do you have any comments on the general layout of the site as shown on the Combined Parameters Plan and the Illustrative Layout (Part F)?

	Response Count
	40
Answered question	**40**
Skipped question	**52**

A total of 28 comments were received, which are summarised in the table below.

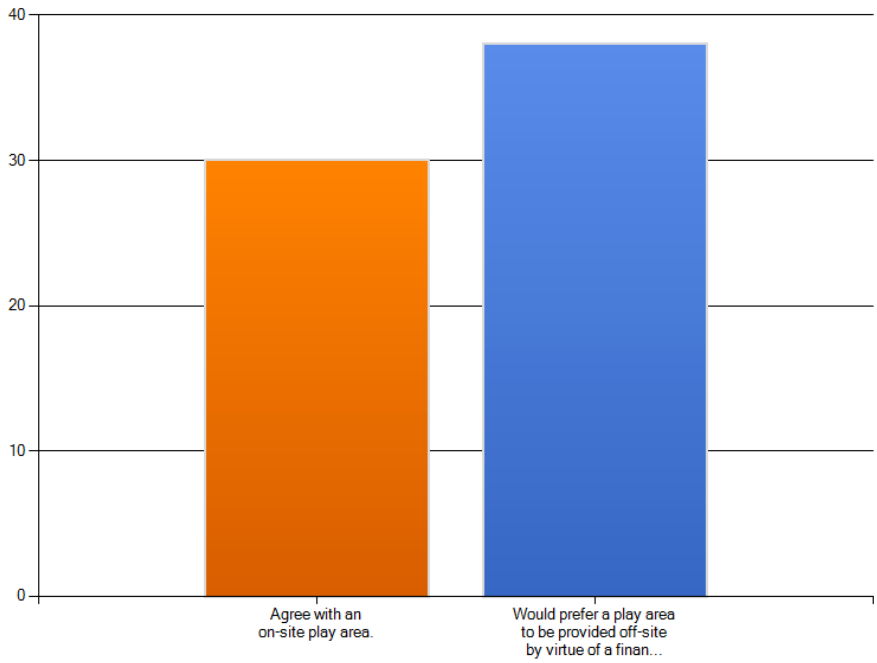
Summary	*Number of comments*	*Officer response*

Summary	*Number of comments*	*Officer response*
Insufficient car parking – note problems in existing Ox Meadow development.	8	As set out in the Council's Design Guide SPD, it should be assumed that the street is for vehicular movement, and cannot provide parking for new development, unless such space is actually identified within the development proposal for on-street parking. The Masterplan proposes that parking provision will generally be provided in line with adopted standards. Propose amended text on page 41: 'Provision should ~~also~~ be made for a small amount of casual visitor parking. This need not be in the form of ~~designated~~ allocated spaces, as the pressure for parking on this site is unlikely to excessive~~, but could simply be in the form of on-street parking~~. Any on-street visitor parking should be integral to the design of the carriageway and not impede the free-flow of traffic'.
Density is too high.	6	Proposals should ensure they reflect the character (including density) of this rural village. See page 35 (density), page 37 (principles of placemaking) and Section D3 (Scale and Appearance). No change considered necessary to draft Masterplan.
Insufficient play areas/site play areas in Green Belt.	3	The majority of respondents indicated they would prefer to see a play area provided off-site. See response to Q4 below. This could be achieved by providing a commuted sum towards the upgrade of other play areas or the provision of a new play area elsewhere in the village. No change considered necessary to draft Masterplan.
Query lack of direct access to A1303.	3	CCC Highways have advised that the main vehicular access should be off Bell Road, via a spur off the access that serves St Peter's Field (subject to a Transport Assessment). No change considered necessary to draft Masterplan.
Roads too narrow – issues with parking & emergency access	3	This issue will be considered by CCC Highways as a statutory consultee once an application is submitted. No specific road widths are proposed by the Masterplan. As set out in the Council's Design Guide SPD, it should be assumed that the street is for vehicular movement, and cannot provide parking for new development, unless such space is actually identified within the development proposal for on-street parking. The Masterplan proposes that parking provision will generally be provided in line with adopted standards. See pages 38-40 (Movement Network) and page 41 (Parking Provision). Propose amended text on p41: 'Provision should ~~also~~ be made for a small amount of casual visitor parking. This need not be in the form of ~~designated~~ allocated spaces, as the pressure for parking on this site is unlikely to excessive~~, but could simply be in the form of on-street parking~~. Any on-street visitor parking should be integral to the design of the carriageway and not impede the free-flow of traffic'.
Need parking for allotments to avoid exacerbating parking issues.	3	The Masterplan provides for parking for the allotments.
Too close to existing development/A14.	2	Comments noted. No change necessary to draft Masterplan.

Summary	*Number of comments*	*Officer response*
Support landscape corridor/pedestrian access to SAM and woodland.	1	Comments noted. See page 58/59 (Combined Parameters Plan) and p60/61 (Illustrative Layout). No change necessary to draft Masterplan.
Remove allotments.	1	The Parish Council has indicated a need for allotments within the village. No change necessary to draft Masterplan.
Suggest reduction in tree belt and less encroachment into Green Belt.	1	The site area is identified in the Council's emerging Local Plan for residential development and is proposed to be released from the Green Belt. The development needs to strike a balance between establishing an appropriate density and layout and minimising impact on the Green Belt and open countryside. See Section B5 (Green Belt). No change considered necessary to draft Masterplan.

Q4. The Draft Masterplan includes new public greenspace and allotments. Would you like to see a play area on this site or off site, elsewhere in the village?

Answer Options	Response Percent	Response Count
Agree with an on-site play area	47.6%	30
Would prefer a play area to be provided off-site by virtue of a financial contribution from the developers	60.3%	38
	Answered question	**63**
	Skipped question	**29**



A total of 45 comments were received, which are summarised in the table below.

Summary	***Number of comments***	***Officer response***
Need a central play area.	10	
Need play facilities for older children elsewhere.	9	
Need common greenspace/country park/wood for adult recreation.	6	
On-site play area is essential.	6	The majority of respondents indicated they would prefer to see a play area provided off-site. This could be achieved by providing a commuted sum towards the upgrade of other play areas or the provision of a new play area elsewhere in the village. No change considered necessary to draft Masterplan.
Need on-site play area for smaller children/toddlers.	5	
There are no suitable alternative sites within the village.	5	
Need a larger play area than that suggested.	4	
Need on-site AND off-site provision.	4	
More investment in play/recreation facilities at Village College.	3	
Need play area separate from the school.	1	
Suggest village hall as an alternative community facility.	1	

Q7. Do you have any other comments on the Draft Masterplan?

	Response Count
	58
Answered question	**58**
Skipped question	**34**

A total of 58 comments were received, which are summarised in the table below.

Summary	**Number of comments**	**Officer response**
Concerned about pressure on infrastructure – highways, drainage, schools, medical centre.	30	The District Council works closely with infrastructure providers to ensure that key services are in place to serve development. Infrastructure providers have not raised concerns regarding the proposed scheme. See Sections B2 (Local Context) and B3 (Site and Surroundings). No change considered necessary to draft Masterplan.
Concerned about noise from the A14.	5	This is a recognised issue for Bottisham. A Noise Impact Assessment will be required as part of a planning application. See page 21 (Noise and Air Quality). No change considered necessary to draft Masterplan.

Need enhanced bus service, especially in the evenings.	4	This is a wider issue for Bottisham that needs to be explored in conjunction with the County Council as Transport Authority. The scheme will generate some CIL receipts for local infrastructure, and future decisions will need to be taken on spending. No change considered necessary to draft Masterplan.
Need adequate car parking (including allotments) and wider roads.	3	These issues will be considered by CCC Highways as a statutory consultee once an application is submitted. No specific road widths are proposed by the Masterplan. As set out in the Council's Design Guide SPD, it should be assumed that the street is for vehicular movement, and cannot provide parking for new development, unless such space is actually identified within the development proposal for on-street parking. The Masterplan proposes that parking provision will generally be provided in line with adopted standards. See pages 38-40 (Movement Network) and page 41 (Parking Provision): Propose amended text on page 41: 'Provision should ~~also~~ be made for a small amount of casual visitor parking. This need not be in the form of ~~designated~~ allocated spaces, as the pressure for parking on this site is unlikely to excessive~~, but could simply be in the form of on-street parking~~. Any on-street visitor parking should be integral to the design of the carriageway and not impede the free-flow of traffic'.
Suggest a bus stop at A1303 at Bell Road near the garage.	3	The scale of development does not warrant and could not support the creation of new bus stops at this location. In addition, there would be dangers associated with passengers having to cross the A1303 Newmarket Road. No change considered necessary to draft Masterplan.
Shortage of play areas for all ages.	3	The majority of respondents indicated they would prefer to see a play area provided off-site. See response to Q4. This could be achieved by providing a commuted sum towards the upgrade of other play areas or the provision of a new play area elsewhere in the village. No change considered necessary to draft Masterplan.
Masterplan needs to be updated to reflect latest position on school places (Cambridgeshire County Council).	2	Officers request clarification of comment and 'latest position' from Cambridgeshire County Council (Education); at present the draft Masterplan reflects the latest advice received. See page 7 (Amenities, Facilities and Services).

Need priority for green issues – sustainable construction, renewable energy etc.	2	The proposed development will need to meet the relevant standards as set out in the Local Plan and national guidelines. See Section D5 (Energy and Sustainability). No change considered necessary to draft Masterplan.
Green Belt encroachment should be minimised.	2	The site area is identified in the Council's emerging Local Plan for residential development and is proposed to be released from the Green Belt. The development needs to strike a balance between establishing an appropriate density and layout and minimising impact on the Green Belt and open countryside. See Section B5 (Green Belt). No change considered necessary to draft Masterplan.
Consider removing garages to increase off street parking (CCC Highways).	1	This issue will be considered by CCC Highways as a statutory consultee once an application is submitted. No garages specifically proposed – the draft Masterplan proposes that parking provision will generally be provided in line with adopted standards. See pages 38-40 (Movement Network) and page 41 (Parking Provision). Propose amended text on page 41: 'Provision should ~~also~~ be made for a small amount of casual visitor parking. This need not be in the form of ~~designated~~ allocated spaces, as the pressure for parking on this site is unlikely to excessive~~, but could simply be in the form of on-street parking~~. Any on-street visitor parking should be integral to the design of the carriageway and not impede the free-flow of traffic'.
Suggested layout could cause issues for the collection of waste and recycling e.g. private driveways and meandering roads. Communal parking area may attract fly tipping (ECDC Environmental Health).	1	Officers request clarification of comment from ECDC Environmental Health. No change (at present) considered necessary to draft Masterplan.
No known issues with waste water treatment or network or water supply (Anglian Water).	1	Comments noted.
Need soft rural edges that do not detract from the setting of the SAM. Recommend that no structural use of the buffer is made that would prevent the delivery/use of allotments. (CCC Archaeology).	1	These issues are addressed partly by the proposed revised allocation boundary and will otherwise be considered in the development of the final Masterplan, which will clarify that a) there should be no development within the SAM buffer, b) the allotments and associated car parking will be located to the west of the housing alongside Bell Road, and c) there will be 'soft rural edges' to the eastern and southern boundaries of the site.

Current masterplan would adversely impact the setting of the SAM. There should be no development between the SAM and open countryside to the south – relocate car park and allotments, possibly to the west. The southeast corner should be cut back to allow views out to the open countryside (English Heritage).	1	As above.
Should be some commercial development on-site.	1	Comments noted. The Council wishes to see a balance between employment and housing development – an extension of Tunbridge Lane Business Park is also proposed in the Draft Local Plan. No change considered necessary to draft Masterplan.
Need to ensure footpaths and cycleways are suitable for disabled access and that maintenance agreements are clear (Cambridgeshire Local Access Forum).	1	Comments noted. See Sections E1 / p54 (Approach) and E2 / p55 (Accessible Site Layout) and Section D7 / p52 (Management and Maintenance). No change considered necessary to draft Masterplan.
Call for direct access off Bell Road.	1	CCC Highways have advised that the main vehicular access should be off Bell Road, via a spur off the access that serves St Peter's Field (subject to a Transport Assessment).
Housing density on recent developments has been too high.	1	Proposals should ensure they reflect the character of this rural village. See page 35 (density), page 37 (principles of placemaking) and Section D3 (Scale and Appearance). No change considered necessary to draft Masterplan.
Parish Council should be involved in the choice of Housing Association.	1	Comment noted. No change considered necessary to draft Masterplan.
Need spaces to encourage interaction.	1	Comment noted. No change considered necessary to draft Masterplan.
Sceptical about provision of adequate school places.	1	The County Council has indicated a series of proposed extensions to local schools to cater for the predicted growth of Bottisham over the Plan period (as set out in the emerging Local Plan and the Masterplan).
Need to address planning conditions for the SAM.	1	Planning conditions will be negotiated and agreed between ECDC and statutory consultees including English Heritage and CCC Historic Environment team (as appropriate) in relation to any planning application. No change considered necessary to draft Masterplan.
Has cemetery provision been considered?	1	This is a wider matter being addressed by the Parish Council. No change considered necessary to draft Masterplan.
Oppose the 'wavy' boundary.	1	Comment noted. The wavy boundary is intended to provide a more natural/softer edge to the village. No change considered necessary to draft Masterplan.

No comments (Highways Agency).	1	Noted.
Suggest use of Landscape Character Assessments. Need for high quality and multifunctional green infrastructure. (Natural England).	1	A Visual Impact Assessment and a Landscape Character Assessment were prepared and informed the preparation of the draft Masterplan. A range of high-quality green infrastructure is provided for in the draft Masterplan. See pages 14-16 (Landscape and Topography) and pages 42-43 (Greenspace Network). No change considered necessary to draft Masterplan.
No comments (Marine Management Organisation).	1	Noted.
No comments (Defence Infrastructure Organisation).	1	Noted.

Appendix 1: Respondent Profile

Sex

Answer Options	Response Percent	Response Count
Male	46.8%	29
Female	53.2%	33
	Answered question	**62**
	Skipped question	**30**

Status

Answer Options	Response Percent	Response Count
Employee	46.8%	29
Self-employed	16.1%	10
Unemployed	1.6%	1
Homeworker	4.8%	3
Student	3.2%	2
Retired	27.4%	17
	Answered question	**62**
	Skipped question	**30**

Age

Answer Options	Response Percent	Response Count
0-16	1.6%	1
17-24	3.2%	2
25-39	16.1%	10
40-49	16.1%	10
50-59	22.6%	14
60-74	32.3%	20
75-84	8.1%	5
85+	0.0%	0
	Answered question	**62**
	Skipped question	**30**

Ethnic origin

Answer Options	Response Percent	Response Count
White British	94.9%	56
White Irish	0.0%	0
Other white background	3.4%	2
Gypsy/Traveller	0.0%	0
Mixed ethnicity	0.0%	0
Chinese	1.7%	1
Indian	0.0%	0
Pakistani	0.0%	0
Other Asian background	0.0%	0
African	0.0%	0
Caribbean	0.0%	0
Other black background	0.0%	0
Other ethnic group	0.0%	0
	Answered question	**59**
	Skipped question	**33**

Disability

Answer Options	Response Percent	Response Count
Yes	1.7%	1
No	98.3%	59
	Answered question	**60**
	Skipped question	**32**