

# **BOTTISHAM**



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## **1. Settlement characteristics**

Bottisham is a relatively large village situated approximately 7 miles east of Cambridge and 6 miles west of Newmarket. The village is wholly enclosed within the Green Belt. To the north, Bottisham Park provides a mature, well-wooded parkland setting. A Conservation Area is designated along the High Street that contains a number of 16<sup>th</sup> and 17<sup>th</sup> Century buildings.

Local amenities include a public house, shop and post office, GP surgery, library, primary school and Bottisham Village College. There is also a long-established employment area off Tunbridge Lane. The village has limited open space particularly in terms of what is available for public use. The open space adjacent to the Village College is widely used for informal recreation and events, and makes an important contribution to community life. There is a good bus service operating from Bottisham to Cambridge, Newmarket and Ely.

## **2. Key statistics**

<i>Bottisham</i>	
<i>Population<sup>1</sup></i>	2070
<i>Dwellings<sup>2</sup></i>	840
<i>New dwellings built 2001-2011 (net)</i>	37
<i>Estimated new dwellings 2012-2031</i>	
<i>Employment<sup>3</sup></i>	9% work from home, 76% travel up to 20km to work, 12% travel over 20km to work
<i>Existing public transport services</i>	Services to Cambridge, Burwell, Newmarket, Bury St Edmunds and Ely (Mon-Sat) (as at 2012)

<sup>1</sup> Population for Bottisham village, Cambridgeshire County Council Research Group (mid-2010)

<sup>2</sup> Dwellings in Bottisham parish, Cambridgeshire County Council Research Group (mid-2010)

<sup>3</sup> Distance travelled to work, East Cambs 009B Lower Layer Super Output Area (Covering most of Bottisham), Census 2001

### **3. Housing**

Bottisham has faced pressure for growth due to its close proximity to Cambridge, and is likely to continue to grow over the next 20 years.

#### **Infill development**

A development envelope has been drawn around Bottisham to define the built-up part of the village where housing development may be permitted. The purpose is to prevent sprawl into the open countryside.

There are some opportunities for development on land within the current settlement boundary, on 'infill' sites. It is estimated that there could be capacity for perhaps xxx dwellings between 2011 and 2031. Development on infill sites will need to be in line with Policy xx.

#### Crystal Structures

One key potential infill opportunity is the 'Crystal Structures' site on Tunbridge Lane. This currently has several buildings on it which were used for employment purposes, however, this use has been dwindling in recent years and the buildings are considered to be unsuitable for modern use. It is understood that the landowner of this site is currently seeking to redevelop it for housing. Subject to any proposals meeting the requirements of Policy xx (in addition to the policies listed above), it is estimated that the site could have capacity for approximately 26 dwellings.

#### **New housing sites**

One new housing allocation is proposed in Bottisham outside the current settlement boundary. Development on the allocation site will need to be in line with Policy BOTTISHAM 1 – see details below. The site has an estimated capacity for approximately 50 dwellings.

#### Housing allocation – land east of Bell Road

The site is located to the south of Bottisham, wholly within the Cambridge Green Belt which surrounds the village. The area is bounded by the Hastoe housing development to the west, the St Peter's Field housing development to the north and a former medieval moated site and fishponds to the east which is designated as a Scheduled Ancient Monument (SAM). The allocation site is considered to be the most sustainable location for the expansion of Bottisham and was identified as a preferred broad area for growth in the Core Strategy (2009).

As proposed in the Core Strategy, the development of the site will require the release of land from the Cambridge Green Belt. Proposals will need to create a new clear, defensible Green Belt boundary for the village to protect the openness and rural character of the surrounding countryside from encroachment. Prominent physical features suitable for creating strong boundaries include roads, railways, watercourses, ridgelines, protected woodlands or hedges. In selecting the most appropriate type of boundary treatment, developers are encouraged to consider the level of noise protection/reduction it could provide from the A14.

The site's sensitive location, adjacent to a Scheduled Ancient Monument needs to be fully addressed. The monument is of national importance and its significance and value to the village have been enhanced by research undertaken as part of the St Peter's Field housing development.

It will be important for any development to address the issues of setting and impact on the significance of the heritage asset to the satisfaction of English Heritage, Cambridgeshire County Council Archaeology and the District Council's Conservation Officer. Key requirements include:

- Allowing no development to the south of the moat as this would result in adverse impact upon the rural context and the position of the moat on the southern boundary of the historic core of Bottisham.
- A buffer area to the west of the monument as indicated on Map xxx in order to protect its setting. The use of the buffer area should be restricted to activities that would not have an adverse impact on the SAM, e.g. public open space.
- Careful consideration of the nature of the boundary treatment with the adjacent development; development should face the monument and create a soft edge.

There is an identified local need for allotment space within Bottisham. Land east of Bell Road is the only area capable of delivering this community use over the plan period, so it is crucial that provision is made within the scheme.

The District Council will require the preparation of a Masterplan for the whole site, prior to the approval of a development scheme. The Masterplan should establish the development and green belt boundaries for the site along with the broad location of land uses, roads, services, open space and landscaping, and look at principles such as access and movement, built form and phasing. It will expand on Policy BOTTISHAM 1 and demonstrate how a high quality development will be achieved. Once approved by the District Council, the Masterplan will be published as a Supplementary Planning Document, and used to guide detailed planning decisions. The Masterplan will be subject to regular reviews as appropriate to ensure that proposals for the site remain robust in the face of changing circumstances.

**Policy BOTTISHAM 1: Housing allocation, land east of Bell Road**

1.7 hectares of land is allocated for residential development for approximately 50 dwellings.

A Masterplan for the whole area will need to be prepared and approved by the District Council in advance of any planning applications being submitted.

Development proposals will be expected to:

- Provide an element of affordable housing (currently 40%) as required under Policy xx, with priority being given to people in local housing need.
- Provide a mix of dwelling types and sizes to reflect current evidence of need in Bottisham.
- Have particular regard to the layout and the scale, height, design and massing of buildings, and landscaping, in order to minimise amenity impact on adjoining properties and to provide an attractive extension to Bottisham. Areas requiring particular attention include those areas of development facing the SAM and those on the eastern side of the site with views of Holy Trinity Church.
- Provide appropriate evidence of the archaeological potential and significance of the site prior to the submission of a planning application.
- Be sensitive to the Scheduled Ancient Monument and avoid impact on its value as a designation and wider setting. As such, a buffer zone is required as indicated on Map xxx. Appropriate uses for the buffer zone to the west of the monument could include suitable public open space or a nature conservation area. Proposals should also demonstrate an appropriate mechanism for the long-term management and maintenance of the monument and buffer area.

**Policy BOTTISHAM 1: Housing allocation, land east of Bell Road (continued)**

- Provide new allotments within the site (potentially as part of the SAM buffer – subject to the results of archaeological evaluation and agreement with English Heritage) for the use of the local community, as part of the open space provision for the site to meet the identified need for the village. The allotment land should be accessible by car, foot and cycle and include the provision of a water supply and a parking area.
- Be accompanied by a Landscape Assessment and include measures to enhance the surrounding Green Belt and provide a well-defined and defensible boundary to the Green Belt on the southern boundary of the site. The boundary treatment should also seek to reduce noise impact from the A14.
- Exploit opportunities for new pedestrian and cycle links to the High Street and include measures to actively promote sustainable transport, including public transport, walking and cycling.
- Provide the main vehicular access from Bell Road, via a spur off the existing access that serves St. Peter's Field (subject to a Transport Assessment demonstrating the adequacy of the Bell Road/Newmarket Road junction).
- Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network.
- Comply with the other policies of the Local Plan.

**Outside the development envelope**

Outside the development envelope, housing will not normally be permitted – unless there are exceptional circumstances, such as essential dwellings for rural workers, or affordable housing. Housing schemes outside the development envelope will be assessed against Policy xx and other Local Plan policies as appropriate.

**4. Employment**

Employment provision in Bottisham is limited compared to larger settlements in the district but there is an established business park at Tunbridge Court on Tunbridge Lane. Other key employers in the village include the schools, retail outlets and health facilities.

Employment growth in Bottisham is required to allow for the sustainable growth of the village and help meet local employment needs.

Employment allocation – extension to Tunbridge Lane Business Park

The site is located within the Green Belt, adjacent to the existing Tunbridge Lane Business Park. The area was identified in the Core Strategy (2009) as an area for B1 employment development.

The development of this land for employment purposes should help to provide additional jobs in Bottisham, and reduce the amount of out-commuting from the village. It is considered that B8 uses are inappropriate on the site as they may cause harm to the residential amenity of neighbouring properties and have a detrimental impact on the character and appearance of the surrounding area.

The development of the site will require the release of land from the Cambridge Green Belt. There is a clear limit to the east of the site due to an existing right of way which should enable the creation of a new defensible Green Belt boundary.

The Highways Authority has advised that safe vehicular access can be achieved via the existing business park.

The District Council will require the preparation of a Masterplan for the whole site, prior to approval of a development proposal. The Masterplan will establish the broad location of land uses, roads, services, open space and landscaping, and look at principles including access and movement, built form and phasing. It will demonstrate how the site will deliver the key aims of Policy BOTTISHAM 2, and ensure a high standard of comprehensive planning.

**Policy BOTTISHAM 2: Employment allocation, extension to Tunbridge Lane Business Park**

1 hectare of land is allocated for employment development (B1/B2) on land adjacent to Tunbridge Lane Business Park.

A Masterplan will need to be prepared and submitted as part of an outline planning application, and approved by the District Council.

Development proposals will be expected to:

- Demonstrate compatibility with adjacent land uses including evidence that the local highway network is able to accommodate the traffic that would be generated.
- Have particular regard to the scale, height, design and massing of buildings, in order to minimise visual impact on the surrounding Green Belt and on residential dwellings to the south.
- Provide landscaping along boundaries with adjoining Green Belt.
- Retain and enhance the existing public right of way which adjoins the site.
- Demonstrate that any adverse impacts on protected species can be adequately mitigated.
- Demonstrate that there is adequate capacity in the sewage treatment works and the foul sewage network.
- Comply with the other policies of the Local Plan.

## **5. Infrastructure and community facilities**

Bottisham needs to be served by appropriate levels of infrastructure and facilities, in order to ensure the quality of people's lives and prevent unnecessary travel. As outlined in Chapter x, the District Council will continue to work with infrastructure providers and partners to enable the delivery of necessary infrastructure and facilities. The District Council will also seek to secure planning obligations and Community Infrastructure Levy monies from developers towards new infrastructure and facilities required as a result of new development.

It will also be important to protect existing community facilities. As set out in Chapter x, the loss of community facilities will be resisted under Policy xx. Proposals for new community development that benefits Bottisham will be supported in principle, subject to Policies xx and xx.

The key future infrastructure and service requirements for Bottisham are set out in the table overleaf. These have been identified through technical work, discussions with infrastructure providers, and community consultation - and are linked to the estimated future levels of growth in Bottisham over the next 20 years.

<i>Infrastructure / facility</i>	<i>Location</i>	<i>Provider</i>	<i>Delivery date (estimated)</i>	<i>Details</i>
Upgrade to sewage treatment facilities	Sewage Treatment Works	Anglian Water	2015	Capacity in the STW is limited until upgrades are completed. Development proposals in this period will need to be supported by Anglian Water.
New allotments	Land east of Bell Road			Facilitated as part of the Bell Road development (see Policy BOTTISHAM 1)
Creation of a new pedestrian / cycle link from the Bell Road area to High Street	Land east of Bell Road			Facilitated as part of the Bell Road development (see Policy BOTTISHAM 1)
Development of new public open space		Bottisham Parish Council		The Parish Council are engaging with local landowners to explore the potential for land to be used by the village
Extension to Bottisham Primary School		County Council	As required	Limited expansion is possible at the site of Bottisham Primary School
Extension to Bottisham Village College		County Council	As required	There is physical capacity on the Bottisham Village College site to expand
A14	South of the village	Highways Authority		The A14 causes noise pollution within the village. The Parish Council is lobbying the Highways Authority to introduce noise reduction measures. The District Council also wish to see traffic noise reduced as part of the Bell Road development (see Policy BOTTISHAM 1)
Local highway network	Including Bell Road, Tunbridge Lane, Lode Road and High Street	Cambridgeshire Police / County Council		The Parish Council is working in partnership with the local police and County Council Highways to identify and cost some speed reduction / traffic calming measures for the village



**6. Spatial strategy for Bottisham (Map xx)**



**Key**

Development Envelope	Conservation Area
Housing allocation	County Wildlife Site
Employment allocation	Area of International Importance for Wildlife
Scheduled Ancient Monument	Listed Building
Historic Parks & Gardens	Site of Special Scientific Interest

Map x  
**Bottisham**

N

1:10,000