

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

9 August 2017

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/2413/17/OL

**Parish(es):** Cottenham

**Proposal:** Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses. (resubmission)

**Site address:** Land Off Rampton Road

**Applicant(s):** Gladman Developments Limited

**Recommendation:** Approval subject to Section 106 legal agreement

**Key material considerations:** Housing Land Supply  
Principle of Development  
Character and Appearance of the Area  
Density  
Housing Mix  
Affordable Housing  
Developer Contributions  
Design Considerations  
Trees and Landscaping  
Biodiversity  
Highway Safety and Sustainable Travel  
Flood Risk  
Neighbour Amenities  
Heritage Assets

**Committee Site Visit:** No (Members visited the site on 31 January 2017)

**Departure Application:** Yes – Press Notice 12 July 2017 site notice 11 July 2017.

**Presenting Officer:** Julie Ayre, Team Leader East

**Application brought to Committee because:** The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council

**Date by which decision due:** 30 October 2017

## Executive Summary

1. This application is a resubmission of an application which Members on the 23 March 2017 resolved to grant planning permission, but was not determined until the 19 May 2017 due to finalisation of the Section 106 legal agreement. During this period, the supply of housing policies were the subject of a Supreme Court Judgement (10 May 2017), which materially altered the weight associated with supply of housing policies. However, this now tilted balance still places greater weight on the delivery of housing, where a lack of 5 year housing supply is present in accordance with Paragraph 14 of the National Planning Policy Framework. This earlier application has now been the subject of a challenge (Judicial Review) which has not yet been determined. This application is almost identical to that previous application S/1411/16/OL, and addresses all the points raised in legal challenge. In addition Members are advised that the applicant has an earlier application S/1818/15/OL at appeal which was deferred in April, 2017 to be reconvened on 21 September 2017, for a similar scheme.
2. This proposal, seeks permission for a residential development outside the Cottenham village framework and in the countryside. The development would not normally be considered acceptable in principle in this location as a result of (i) its size and (ii) its out of village framework location. However, the Council acknowledges at present it cannot currently demonstrate a five-year housing land supply.
3. Given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court in the *Hopkins Homes* appeal, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
4. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court.
5. The benefits from the development are set out below: -
  - i) The provision of up to 200 dwellings towards housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
  - ii) The provision of affordable dwellings towards the identified need across the district.
  - iii) The provision of a significant amount of public open space including children’s playspace within the development.
  - iv) Developer contributions towards traffic schemes, education, sport space, open space, community facilities, community transport and burial grounds.
  - v) Employment during construction to benefit the local economy.
  - vi) Greater use of local services and facilities to contribute to the local economy.

These benefits must be weighed against the following adverse impacts of the development: -

- i) Location outside village framework and the objectives of policies DP/1(a) and DP/7.
  - ii) Scale of development and the objectives of policy ST/5
6. The development would have an impact upon impact upon highway safety, the landscape setting of the village and infrastructure in the village. However, these impacts are considered to be limited and can be successfully mitigated through conditions and a legal agreement subject of any planning consent.
  7. This application differs from application S/1411/16/OL as it includes the wording associated with ecological enhancements within the legal agreement and the application has served Notice under Certificate B, Section 66 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14 on additional land owners previously not identified. This was due to the fact that owners had changed during the processing of the earlier application.
  8. This application significantly differs from the early application S/1818/15/OL as it provides mitigation to address the concerns raised within this application. Discussions have been ongoing between the applicant and the Local Highway Authority in order to address the earlier reasons for refusal associated with highway safety and a package of mitigation works have been proposed and agreed between the parties, which involve works to the roundabout and will be subject to condition. In addition considerable amount of work has been carried out to reduce the landscape harm, identified by the previous application. The applicant has sought to improve significantly the landscaping within the site by increasing the landscaping at the edges and re-arranging the proposed development to minimise the impact further on the wider landscape area. It has been concluded that the development would have some visual impact upon the landscape setting at the edge of the village. However, it is considered that the landscape impact is limited and can be successfully mitigated as part of the outline application by improved landscaping at the edges of the site and that this would be conditioned.
  9. These limited adverse impacts must be weighed against the benefits of the positive contribution of up to 200 dwellings and 70 apartments with care towards the housing land supply in the District, based on the objectively assessed 19,500 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector, the provision of 40% affordable homes, developer contributions towards sport space, children's play space, community facilities in the village and improvements to traffic schemes in the village, employment during construction to benefit the local economy and greater use of local services and facilities to contribute to the local economy.
  10. When weighing the benefits against the harm against the policies in the NPPF taken as a whole (which aim to boost significantly the supply of housing), the proposal is considered to meet the definition of sustainable development. In accordance with the guidance within paragraph 14 of the NPPF, planning permission should therefore be granted.

## **Planning History**

### *Site*

11. S/1411/16 -Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and

associated ancillary works. All matters reserved with the exception of the main site accesses – Approved, but subject to a Judicial Review application.

12. S/1818/15/OL - Outline application for the erection of up to 225 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of No. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses - Refused on the grounds of highway safety and landscaping character harm (Appeal Submitted)  
S/1816/15/E1 - Screening Opinion - EIA Not Required

#### *Adjacent Sites*

13. S/2876/16/OL - Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved at Land North East of Rampton Road - Pending Decision  
S/1606/16/OL - Outline planning permission for the erection of up to 126 dwellings, formation of a new vehicular & pedestrian access onto Oakington Road and associated infrastructure and works (All matters reserved apart from access) at Land at Oakington Road - Pending Decision  
S/1952/15/OL - Outline application for the demolition of existing barn and construction of up to 50 dwellings with all matters reserved except for access at Land at Oakington Road – Approved

#### **National Guidance**

14. National Planning Policy Framework 2012  
National Planning Practice Guidance

#### **Development Plan Policies**

15. The extent to which any of the following policies are out of date and the weight to be attached to them is addressed later in the report.
16. **South Cambridgeshire Local Development Framework Core Strategy DPD 2007**  
ST/2 Housing Provision  
ST/5 Minor Rural Centres
17. **South Cambridgeshire Local Development Framework Development Control Policies DPD 2007**  
DP/1 Sustainable Development  
DP/2 Design of New Development  
DP/3 Development Criteria  
DP/4 Infrastructure and New Developments  
DP/7 Development Frameworks  
HG/1 Housing Density  
HG/2 Housing Mix  
HG/3 Affordable Housing  
NE/4 Landscape Character Areas  
CH/2 Archaeological Sites  
CH/4 Listed Buildings  
NE/3 Renewable Energy Technologies in New Development  
NE/4 Landscape Character Area  
NE/6 Biodiversity

NE/11 Flood Risk  
NE/12 Water Conservation  
NE/17 Protecting High Quality Agricultural Land  
SF/10 Outdoor Playspace, Informal Open Space, and New Developments  
SF/11 Open Space Standards  
TR/1 Planning For More Sustainable Travel  
TR/2 Car and Cycle Parking Standards  
TR/3 Mitigating Travel Impact

18. **South Cambridgeshire LDF Supplementary Planning Documents (SPD):**

Open Space in New Developments SPD - Adopted January 2009  
Biodiversity SPD - Adopted July 2009  
Trees & Development Sites SPD - Adopted January 2009  
Landscape in New Developments SPD - Adopted March 2010  
Affordable Housing SPD - Adopted March 2010  
District Design Guide SPD - Adopted March 2010  
Listed Buildings SPD – Adopted July 2009  
District Design Guide SPD – adopted 2010  
Public Art SPD- Adopted 2009  
Health Impact Assessment SPD – March 2011

19. **South Cambridgeshire Local Plan Submission - March 2014**

S/3 Presumption in Favour of Sustainable Development  
S/5 Provision of New Jobs and Homes  
S/7 Development Frameworks  
S/8 Rural Centres  
HQ/1 Design Principles  
H/7 Housing Density  
H/8 Housing Mix  
H/9 Affordable Housing  
NH/2 Protecting and Enhancing Landscape Character  
NH/3 Protecting Agricultural Land  
NH/4 Biodiversity  
NH/14 Heritage Assets  
CC/3 Renewable and Low Carbon Energy in New Developments  
CC/4 Sustainable Design and Construction  
CC/9 Managing Flood Risk  
SC/6 Indoor Community Facilities  
SC/7 Outdoor Playspace, Informal Open Space, and New Developments  
SC/8 Open Space Standards  
SC/12 Contaminated Land  
TI/2 Planning for Sustainable Travel  
TI/3 Parking Provision  
TI/8 Infrastructure and New Developments

**Consultation**

20. **Cottenham Parish Council** (full copy attached as appendix 2) – Commented on the original proposal as follows: -

“Recommends refusal of the proposal as they considered it to be unsustainable under National Planning Policy (NPPF) and inconsistent with key South Cambridgeshire District strategic planning policies and policies of the adopted plan.

21. The increase of new housing is sufficiently detached from the established settlement

to limit severely the suggested social and economic benefits to Cottenham. It would significantly increase traffic in the area and on the wider local network from Oakington/Rampton Road roundabout and onwards as far as the A10 and A14. This increased traffic is of particular concern for noise, pollution and safety wherever houses are only separated from the road by narrow, often uneven, pavements or are heritage assets inhabited by vulnerable elderly residents.

The earlier application had several errors in the Officer's planning balance in favour of permission. Which were as follows:

1. Errors relating to the discrepancies between names on certificate of ownership in planning application and signatories to the Section 106 legal agreement.
2. Lack of reference to the Supreme Court Judgement which narrows the range of development policies which can be considered as "relevant policies to the supply of housing"
3. Inadequacies in the consultation and consideration of potential harm on a designated heritage asset.

22. In addition there is concern regarding the increase in traffic (20%) identified contrary to NPPF 32,34,35,37,38 and 39
- a. Regarding the proposed new access and secondary access unless restricted by use of bollards, could become the "traffic desire line" and bear the burden of traffic, being traffic onto Rampton Road at a point which affects the amenity of the largest number of existing residents. The proposed primary access near 295 Rampton Road, is on the crest of a hill reducing visibility. Emerging traffic will then flow onto junctions with known congestion problems.
  - b. Pedestrian access relies on significant improvements to speed management on Rampton Road and also the quality of pavements between the site and Lambs Lane, including a safe crossing over Rampton Road. Several of the proposed benefits for pedestrians are already included in plans funded from previous developments.
  - c. The Gladmans travel plan is flawed and it is not appropriate in a rural location. Access to public transport in this area of the village is restricted due to the way in which the Citi8 service to Cambridge only passes this area on its northbound journey back to Cottenham from Cambridge. Journeys into Cambridge are extended either by the need to walk across the Village Green or accept a detour and possible wait at Lambs Lane before the onward journey. We lack confidence in the plan to decrease traffic movements.
23. Drainage: NPPF 102 and 103, The applicant has not taken into sufficient account the flood risk arising from additional surface water flowing into the ditches and drains that protect the low-lying land around Cottenham. Cottenham is a fen edge village and within the village is the Cottenham Lobe, the main route from which surface water is taken from a larger area (including Bar Hill, Oakington and under some circumstances, Northstowe) via the Old West River (a.k.a. Ely Great Ouse) out to the Wash. Water levels in the Catchment Drain, suggested as the main drain for this development, are to be maintained at safe levels by a number of limited capacity pumping stations that transfer water into the Great Ouse. We are particularly concerned about anything that adds water flow to the route and have serious concerns about the design-specifically the limited on-site retention capacity and control of mid-term release rate-and, given the limited Internal Drainage Board pumping capacity- long-term surface water management to counter any potential flood risk to the wider area.
24. Overloading of Primary School – Contrary to NPPF 72, An extension was recently built to copy with the current capacity, any increase in capacity needs to be handled carefully to reduce the impact on the cohesive role the school plays in the village. Any

extension to the school would involve land currently leased to the Cottenham Parish Council as a key part of the Recreation Ground. If this is pursued then there would be no immediate prospect of cost-effectively expanding the formal sports space.

25. Affordable Housing: In principle it is recognised in the Cottenham emerging Neighbourhood Plan that Cottenham needs more homes but not at the expense of an excessive number of market homes disconnected from the village. Due to their distance from the core of the village the development fails to be sustainable.
26. Pre-school places:- the development fails to meet NPPF 72. Cottenham has a known excess of demand over places which will get worse. Section 106 financial contributions are not a sufficient solution, since the only apparently current available site on which to build a Nursery of adequate size is in the open countryside and falls foul of DP/7.
27. Medical/day care facilities:- will increase population by 10% and is biased towards the elderly which will increase the demand on already overburdened facilities.
28. Employment:- fails to meet NPPF 17 and 19 without local provision, beyond construction, phase it will increase local commuter traffic.
29. Leisure :- current demand for leisure outstrips supply. There is no meaningful sustainable way for established areas of the village to use the facilities on-site due to its remoteness (NFFP 58)
30. Conservation/village core:- NPPF 131,132,134 and 138 The distance of the development from the village core results in increased traffic and parking, therefore damaging the character of the village cores and the views approaching the village from Oakington and Rampton.

Permission should be refused.

31. **Urban Design Officer** – Comments as the same as the previous application S/1411/17/OL as there has been no change in the proposals, : that the indicative layout has been amended to incorporate a wider green corridor through the centre of the development, and to provide a 30m wide tree belt along the south/west boundary. This will address the previous reason for refusal for this site relating to the harm to landscape character, by screening the development over time and fragmenting the appearance of the development in long distance views from Rampton Road, through pockets of trees breaking up the roofscape. This would be more effective than an artificial looking block of planting. The amount of development footprint has not been reduced, the developable area has simply been extended west to compensate for the additional landscaped area, and it is proposed that the row of existing housing along Rampton Road is now continued. Whilst an illustrative plan remains unconvincing due to design issues, it is accepted that this is an outline application therefore establishing only the principal. However, this is an application for up to 200 dwellings and further work will be required at the 'reserved matters' stage to prove that the number of units proposed can be accommodated successfully on this site without compromising the design quality of the development, and the relationship to, and setting of, Cottenham village.
32. The officer has further commented that the concerns raised could be mitigated through good design, reduced density at the edge of the development and a good landscaping strategy. Any potential for harm caused would also need to be balanced against the need for housing and policy HG/1 in the Development Control Policies

DPD which seeks average net densities of at least 40 dph in more sustainable locations. Suggests a condition requiring a Design Code to be submitted and agreed prior to the submission of the reserved matters application, which contains parameter plans for density and heights.

33. **Trees and Landscapes Officer** – Comments as previously as the scheme is the same as S/1411/16/OL : that the arboricultural report submitted with the application is comprehensive and makes reasonable recommendations in relation to the development. Has no objections and considers that the development could enhance biodiversity and tree cover on the site. Recommends a condition in relation to a tree protection plan and strategy together with its implementation prior to the commencement of the development and any site preparation and delivery of materials.
34. **Landscape Consultant** – Comments as previously as the scheme is the same as S/1411/16/OL: that the proposals would be less harmful in landscape and visual terms than the previously refused application. Inevitably, the proposal would still result in some harm to the rural open landscape character and setting of the village. The effects upon the Rampton Road frontage would be increased by development extending further north than the existing development. The landscape structure as indicated on the amended development framework plan could, if appropriately managed in the long term, provide some mitigation and reduce the level of landscape and visual harm albeit the landscape character and appearance of this part of the settlement would be markedly altered. Requires conditions in relation to an amended parameter plan with full landscape details, detailed existing and proposed level and contour information of any landform changes. Also requests the Section 106 legal agreement to secure advance planting on the north western and south western boundaries and a landscape and ecological management plan for all areas of land outside private gardens.
35. **Ecology Officer** – Comments as previously stated on S/1411/16/OL and has no objections and comments that the application is broadly acceptable in terms of impacts upon on site ecology but conditions are required in relation to an updated protected species mitigation strategy for badgers, barn owls and bats, an ecological enhancement scheme and artificial lighting scheme.
36. **Conservation/Listed Building Officer** – Comments that the application is accompanied by a Built Heritage Statement prepared by WYG, which meets the requirements of NPPF paragraph 128 for the applicant to provide an assessment of affected heritage assets.
37. The site is not within a conservation area and contains no built heritage assets. There is separation between the site and Cottenham Conservation Area, with no intervisibility and considerable intervening development; the proposal will have no impact on the setting and significance of the conservation area or the listed buildings contained within it. Similarly the proposal will have no impact on the setting and significance of Tower Mill (listed at grade II – 1164084), which stands within a housing development off Lamb's Lane.
38. The proposal includes alterations to the junction of Oakington Road and Rampton Road, within the setting of the Moreton Charity Almshouses, Rampton Road (listed at grade II - 1127333).
39. The almshouses bear the date 1853; they are of two storeys, in two asymmetrical wings either side of a taller two storey crenelated block. The alignment of the façade



'curves', following the line of the road at the time of construction. The extant footpath appears to follow the line of the junction as it was until the second half of the 20<sup>th</sup> century. The almshouses were constructed slightly apart from the contiguous development of Cottenham, roadside but otherwise surrounded by orchards and fields. By the 1930s a number of detached and semi-detached houses had been built around the junction and along Rampton and Oakington Roads, with ongoing infill development. By 1975 the junction with Oakington Road had been narrowed through the introduction of roughly triangular greens, with the concurrent or later introduction of a mini roundabout. The setting of the building as it contributes to significance has been largely lost. Despite the surrounding development the building remains as a local landmark of high aesthetic value, in a prominent position at the junction. The almshouses are occupied by elderly residents as a continuation of their original social function, which contributes to the communal and historical significance of the buildings. The building has experienced some deterioration attributed in part to water thrown up from the road, and has some loose fabric to the façade.

40. The proposal will widen the existing road, introducing a larger roundabout. The road will be brought closer to three properties within the almshouses than at present. The existing footpath and a strip of the later 20<sup>th</sup> century 'green'/grass verge will be retained. An island, bollards, signage, and speed bumps may be introduced, details to be clarified at Reserved Matters.
41. The contribution of the setting to the significance of the building has been largely eroded. The works principally affect the layout of the junction dating to the later 20th century, and will have a neutral impact on the setting of the listed building as it contributes to the significance of the listed building. However, there appear to be a number of items to be agreed at the detailed design stage which may affect the setting of the listed building. This includes the location of signage and furniture such as bollards. Care should be taken to avoid cluttering the immediate setting and views of the building, which could cause harm to the significance of the listed building.
42. Concerns have been raised over the potential impact on the fabric of the building from increased traffic and proximity and impact of standing water being splashed against the building. The impact of water damage is an existing concern. The proposed works will bring the road closer to part of the building, and may exacerbate an existing problem or may offer the opportunity for improved drainage. Similarly, vibration from increased traffic passing the building may exacerbate an existing problem to part of the building. The proposals for the junction will not directly harm the listed building; however the proposals may indirectly increase existing issues to part of the building. Due to this possibility, I consider that there is potential for the proposals to cause a low level of less than substantial to the listed building. This should be weighed against any public benefits of the scheme under NPPF paragraph 134.
43. **Environmental Health Officer** – Has no objections in principle subject to conditions in relation to construction noise/vibration and dust, noise mitigation and insulation scheme for the dwellings from traffic on Rampton Road; noise barrier for dwellings alongside the access roads, plant and equipment for care home and noise insulation, restriction of hours for commercial deliveries and collection for care home, odour control for extraction equipment for care home, artificial lighting scheme and waste management and minimisation strategy. A confirms that the new scheme fully complies with the latest EHO guidance for new residential developments.
44. **Air Quality Management Officer** : has no objection subject to a condition associated with Renewable energy technologies and there installation on site to provide at least 10% of the buildings' total predicted energy requirement from on-site renewable

energy sources. This requirement will align with BREEAM sustainable building certification. A detailed strategy should also include measures to be included within the reserved matters application such as re-charging points within the scheme and the measures to be adopted to reduce the carbon footprint of the new development.

45. **Contaminated Land Officer** – Comments are as the previous application: that the submitted report makes recommendations for further investigation although it is also agreed that the site appears low risk in terms of potential contamination. Requires a condition to be attached to any consent for the detailed investigation of contamination.
46. **Affordable Housing Officer** – Have reviewed this new application but have confirmed that their comments are as previous: that all developments that increase the net number of dwellings on a site by 3 or more need to provide 40% affordable housing suitable to address local housing needs. This proposed scheme is for up to 200 dwellings, therefore up to 80 would need to be affordable. The tenure mix for affordable housing in South Cambridgeshire District is 70% affordable rented and 30% intermediate housing. As at May 2016 there were a total of 1689 applicants registered on the housing register for South Cambridgeshire and 855 help to buy applicants. There are 70 people in need in Cottenham with a local connection. In Major Developments, Rural Centres and Minor Rural Centres the type (house, flat, bungalow) and size (bedrooms) of affordable housing will be based on the need across the district as a whole. However with 5 Year Land Supply sites such as this, there is also a requirement to address local housing need. As a starting point for discussions on the requirement for a local connection criteria on 5 year land supply sites, the first 8 affordable homes on each 5 year land supply site will be occupied by those with a local connection, the occupation of any additional affordable homes thereafter will be split 50/50 between local connection and on a Districtwide basis. If there are no households in the local community in housing need at the stage of letting or selling a property and a local connection applies, it will be made available to other households in need on a cascade basis looking next at adjoining parishes and then to need in the wider district in accordance with the normal lettings policy for affordable housing. The number of homes identified for local people within a scheme will always remain for those with a local connection when properties become available to re-let. In all cases the internal floor areas for the affordable housing should be required to meet the Nationally Described Space Standards<sup>i</sup> to ensure they meet the space standards required by a Registered Provider. Across the district there is a requirement for 5% of all affordable housing to be lifetime homes.
47. **Section 106 Officer** – Confirms that the requirements are the same as those sought on S/1411/16/OL: Requires contributions in relation to formal sports space, formal children's playspace, indoor community space, community transport, burial ground, waste receptacles and monitoring. Formal and informal children's play space and informal open space would be provided on site.
48. **Local Highways Authority** – Comments as the previous application S/1411/16/OL : Has no objections to the scheme as amended and comments that drawing numbers 1434/19 Revision B and 1434/20 Revision B are acceptable.
49. **Cambridgeshire County Council Transport Assessment Team** – Has no objections to the scheme as amended subject to conditions in relation to the submission of a travel plan for each use on the site; improvements to the roundabout at the junction of Rampton Road and Oakington Road; improvements to the pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road; the installation of a bus shelter to the bus stop on Lambs Lane, the widening of the footway on the east side of the B1049 within the 30 miles

per hour zone between the junctions of the B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling; the provision of a crossing facility (toucan) on Rampton Road; and the installation of cycle parking on Cottenham High Street at locations to be agreed with the Parish Council.

50. The development also requires a Section 106 agreement to secure a contribution of £27,000 to the County Council towards the installation of Real Time Passenger Information at the bus stop on Lambs Lane, a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop on Lambs Lane, a contribution of £38,661.70 to the Parish Council towards the maintenance of the crossing facility on Rampton Road, a contribution of £9,620 to the County Council towards the local highway improvement scheme at The Green in Histon and a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of water lane and Oakington Road junction in Oakington.
51. **Cambridgeshire County Council Historic Environment Team** – Have not commented on this latest scheme but commented previously on S/1411/16/OL as follows: as amended that previous advice required the need to secure an area at the south east corner of the site for the sustained preservation in situ of significant below ground archaeological remains. This zone was identified from a trench based evaluation in which Iron Age enclosures, field boundaries, evidence for buildings with purported placed deposits in the perimeter ditch of one, watering holes and quarries, and Roman and Saxon settlement evidence features were found. Archaeological evidence was either of negligible significance or absent over much of the application area, providing a strong contrast to this area of multi-period occupation evidence. The inclusion of the archaeological preservation zone into the scheme showing its use as public open space free from tree plantings and structures is welcomed. This arrangement should be secured by a management plan condition. The remaining part of the archaeological area should be subject to a condition for a programme of archaeological investigation. Requires the Archaeological Protection Area to be incorporated into the Heads of Terms of any S106 Legal Agreement that is drawn up for the development to ensure that any future, post-occupation plans to attempt development on this plot are informed by the restriction imposed under this planning application, to enable the remains to be protected in perpetuity.
52. **Cambridgeshire County Council Flood and Water Team** – Has no objections as amended and comments that the updated Flood Risk assessment now acknowledges that infiltration may be possible across parts of the site that SUDS should be used across the site and details of the greenfield run-off rate for the developable area have been provided. Requires conditions in relation to a surface water drainage strategy based upon the principles of the Flood Risk Assessment dated August 2016 by Enzygo (ref. SHF.1132.024.HY.R.001.G) and maintenance arrangements for the surface water drainage system.
53. **Sports England** – Has no comment as the proposed development does not fall within either their statutory remit or non-statutory remit.
54. **Natural England** – Has no comment.
55. **Environment Agency** –Has no objections in principle subject to conditions in relation to contaminated land and groundwater; and pollution control. Also requests informatives with regards to surface water drainage and foul water drainage.
56. **Old West Level Internal Drainage Board** – Comments that the Flood Risk Assessment states that surface water will be balanced on site and discharged into the

Boards main catchment drain. The assessment recognises that the discharge rate will need to be limited to the greenfield run off rate of 1.1 litre/second/hectare and that surface water will be balanced on site. The Board raise no objections in principle with this strategy but wish to see the detailed design and states that any discharge will require the prior consent of the Board in the form of a legal agreement and any temporary pumping will also require the consent of the Board.

57. **Anglian Water** – has not responded but commented on the previous application S./1411/16/OL as follows: (Waste Water Treatment) The foul drainage is in the catchment of Cambridge Water Recycling Centre which has available capacity. (Foul Sewerage Network) Request a condition covering the drainage strategy to ensure no unacceptable risk of flooding downstream. (Surface Water Disposal) The proposed methods of surface water disposal do not relate to Anglia Water operated assets.
58. **Cambridgeshire County Council Waste Team** – Comments that the development lies within the Cambridge and Northstowe Household Recycling Centre catchment area. There is insufficient capacity to accommodate the development. However, an extension is planned that has already pooled five developer contributions. No further contributions are therefore considered necessary. Conditions should be attached to any consent in relation to a Construction Environmental Management Plan and a Detailed Waste Management and Minimisation Plan.
59. **Cambridgeshire County Council Education Team** – Comments that there is insufficient early year's provision and primary school provision in the village to accommodate the development and contributions are therefore sought to mitigate the impact. A scheme for expansion of the existing primary school through a full form of entry is has been put forward. The cost would need to be apportioned to the cumulative developments in the village. There is adequate secondary school provision.
60. **Cambridgeshire County Council Libraries Team** – Comments that the development and other developments in the area would require contributions of £30,010 towards a scheme to increase the capacity of the existing library. This would be achieved through the removal of internal walls and decreasing the size of the workroom/ staffroom to create an enlarged library area.
61. **NHS England** – Has not responded on this latest application but commented on the previous application S/1411/16/OL as follows: the proposed development is likely to have an impact on the services of 2 main GP practices and a branch surgery operating within the vicinity of the application site. The GP practices do not have capacity for the additional growth resulting from this development. The development could generate approximately 585 residents and subsequently increase demand upon existing constrained services. It would have an impact on primary healthcare provision in the area and therefore must provide appropriate levels of mitigation. In this instance, the development would give rise to a need for improvements to capacity by way of extension, refurbishment, reconfiguration or relocation at Cottenham Surgery; a proportion of the cost of which would need to be met by the developer. A developer contribution will be required to mitigate the impacts of this proposal. The calculated level of contribution required is £80,220. This sum should be secured through a planning obligation linked to any grant of planning permission.
62. **Cambridgeshire Fire and Rescue Service** – Comments as previously on S/1411/17/OL : Requires adequate provision for fire hydrants through a condition of any consent.

63. **Crime Prevention Design Officer** – Comments that there is no objection in principle but would welcome involvement in the the layout of the development at reserved matters stage and states that the application should be built to the principles of ‘Secured by Design 2016’.
64. **Campaign for the Protection of Rural England** – has not commented on this application but commented on the previous application S/1411/16/OL as follows: Objects to the application and comments that a proposal of this size should come forward as part of the Local Plan review. The site was rejected at the Issues and Options stage of the emerging Local Plan. A development of 50 dwellings at Cottenham has recently been approved that would contribute to any perceived housing need in Cottenham. The impact upon infrastructure particularly schools should be considered.
65. **Cambridgeshire County Council Rights of Way Team** – Comments that there are no public rights of way across the site. States that it is imperative that the long term strategy for multi-user routes across all developments in Cottenham demonstrates how it would ensure good permeability throughout the village, to the surrounding villages and to the countryside.
66. **Cottenham Village Design Group** – Has not responded but commented on the previous application S/1411/16/OL as follows: Objects to the application on the grounds that the site is not sustainable as it conflicts with some of the guidelines in the Cottenham Village Design Statement. It also comments on the community aspect of the application, stating that existing facilities are struggling with capacity including the schools and health care. From a economic aspect the site is remote so leads to most journeys being predominantly by car and as the village has limited parking, residents with travel to businesses outside Cottenham. In respect of landscaping of the site the development will project significantly into the countryside. In addition its open and exposed ridge-site means that it has the potential to have a disproportionately adverse impact on the views into and around the village, urbanising the character of the landscape. A development should be well integrated into a settlement to ensure that it residents are able to access core services, We believe this development scores poorly in this regard.

The historic nature of Cottenham is linear with ribbon development - This development is a significant distance from services in the village core (15-20mins walk) and 10 mins is considered the optimal. Much of the walk would be hazardous due to the condition and width of the pedestrian footways. The elderly would be particularly isolated. We note that there is a provision for a pedestrian link from the eastern corner of the site to Rampton Road, such links would be essential . However, it is unclear if the developers have control of the land in order to bring forward the link. The open space on site is encouraging but this is of limited benefit to the village due to its location. We would be keen to see a pedestrian and cycle access through to Oakington Road and linking to other developments.

In relation to highways Cotteham is a rural community not located near any major roads and with poor public transport and cycle links compared to other villages in the area resulting in a higher proportion of residents driving to work. The included Travel Plan mentions visibility splays at proposed junctions but fails to deal with the other issues associated with the settlement such as very busy, narrow and uneven roads and pavements. This site has limited accessibility for users and is on the upper limit of what would be acceptable for walking journeys for reasonably fit person but would be to far for any one with mobility issues. In addition Cottenham has poor public transport links, the Citi8 service to Cambridge is relatively frequent at 20 mins,

however, this bus is very slow taking a circuitous route, and during rush hour arrival times are significantly different to the published ones. Cyclist also share the road with vehicles and the roadway varies in width. The Guided Bus stop is 3.5km from the site and there is no effective drop-off/pick up facilities.

## Representations

67. 33 letters of objection have been received from local residents that raise the following concerns: -
- i) Overcrowded and insufficient infrastructure to cope with the development i.e. roads, schools, doctors surgeries.
  - ii) Ruin the feel of the village and the green land around Cottenham and the various wildlife species would have their habitat ruined.
  - iii) Cottenham is inaccessible by public transport (1 hr to reach city centre) therefore new residents will need to use their cars, therefore over 400 cars.
  - iv) Distance from the centre of the village to access groceries etc, lack of parking in Cottenham will drive both new and existing residents out of the Cottenham shops and to elsewhere.
  - v) Not planned development
  - vi) Applications states up to 40% affordable, so they can drop this number
  - vii) The village is in danger of flood from this development.
  - viii) Increase in traffic on an already busy road would result in highway safety issues for vehicles, pedestrians and cyclists and pollution.
  - ix) Development should be focused on Northstowe and Waterbeach not vulnerable villages like Cottenham.
  - x) Unsustainable traffic flows in the village.
  - xi) Distance from centre of village services and facilities and bus service to city takes a long time.
  - xii) Flood risk and foul water drainage.
  - xiii) The affordability of dwellings.
  - xiv) Our houses currently shake with the level of traffic on the road, 200 more will make it worse.
  - xv) The village has already take significant increases from other application this extra application is too much.
  - xvi) this application will be ruined by greedy developers
  - xvii) Almshouses will be swamped by extra traffic and ugly roundabouts at their front door.
  - xviii) Destroy valuable agricultural land, and detrimental to wildlife and would change the aspect o the village.
  - xix) Move towards merging two villages (Rampton and Cottenham)
  - xx) Number of properties fronting Rampton Road, have been burgled over the last 3 years and potential footpath links through properties would result in increased risk.
  - xxi) Loss of important natural habitat. The development will result in a permanent loss of 14.16hectares of prime farmland with prime farmland and with it the soil sequestration of over 7,000kg of carbon each year at a time when the UK Government is struggling to meet its green house gas emission targets.
  - xxii) Detrimental impact on the setting of a nearby heritage site: The Tower Mill, Listed Building ID50807.
  - xxiii) Rampton Road is a narrow steeply cambered road with very narrow paths, it is neither wide enough or safe enough to deal with the current volves of traffic let alone an increase.
  - xxiv) Impact on residential amenity in respect of noise
  - xxv) Unacceptably high density and over-development
  - xxvi) Impact on character of Conservation Area.
  - xxvii) This is greenbelt land there is a brown field site a Waterbeach would be better

suited for development.

xxviii) Cottenham has no industry and no major shops.

68. 16 letters of support has been received from a local resident that comments
- i) The development would provide much needed housing but 40% needs to be affordable.
  - ii) Welcome upgrade of the Rampton Road/Oakington Road roundabout. I live very close and an upgrade will make it much better/safer and will improve the flow of traffic whilst reducing the speed of cars entering the roundabout.
  - iii) Roundabout needs improving
  - iv) The parish council are seeking to delay this application and openly announced that in a meeting on the 6 June 2017 to allow the neighbourhood plan to be adopted, this is to frustrate the planning system. They are using the precept to pay for challenges on the basis they have a clear mandate to do so however, most villagers are fairly relaxed about the scheme which is evident from the number of objections received to the previous schemes 54 and there are 6,500 residents in Cottenham.
  - v) This development will support the existing and new local business to survive and grow.
  - vi) The care home will bring local employment opportunities.
  - vii) The site is within close walking distance of the village Older People Day Service, Nursery, Primary School, Secondary school and Sixth Form College.
  - viii) Better flow of traffic.
  - ix) Speed reduction measures.
  - x) Loss of space to the Almshouses will have minimum impact as this is never used, the occupants always use the back doors.
  - xi) The scheme that the roundabout services will provide 70 modern homes for the elderly that will be great for local villages who want to stay in the village and this will outweigh any perceived harm to two of the residents of these dated properties.
69. Cottenham Charities : objects as owner of the Almshouses and comments as follows:
- i) Damage to the Grade II listed buildings from heavy traffic associated with the new development and the new roundabout layout proposed as part of the mitigation.
  - ii) Cycle path is right outside the Almshouses front door, these doors are used daily by elderly residents which is not sensible as there could be an accident. The safety aspect is also in question if the grass verge disappears because the footpath becomes narrow and the protection offered to the elderly and school children is reduced.
  - iii) The trust is obliged to let out the Almshouses as social housing to the 'aged poor' occupant s deserve a quiet retirement.
  - iv) Finding new occupants for the houses may be problematic due to the proximity of the traffic.
  - v) The trustees question whether these proposed alterations will improve safety and congestion sufficiently to justify the likely damage to our listed building.
  - vi) Residents should not have to suffer disturbance from closer additional traffic, noise and vibration that will be produced and exacerbated by this development and the proposed modified junction.

### **Site and Surroundings**

70. The site is located outside the Cottenham village framework and in the countryside. It is situated to the south west of the village and comprises a large arable field that measures approximately 14 hectares in area and a single dwelling (No. 117 Rampton

Road). The land rises from the north west to the centre of the site and falls away to the south east. A ribbon of residential development lies along Rampton Road to the east. Open agricultural land lies to the south. Sporadic landscaping forms the north western boundary. No public footpaths lie within the vicinity of the site. The nearest listed building are the Water Tower on Lambs Lane and the Almshouses at the junction of Rampton Road and Oakington Road. The site is not in the conservation area. The site is situated within flood zone 1 (low risk).

### **Proposal**

71. The proposal as amended seeks outline planning permission for a residential development of up to 200 residential dwellings and up to 70 apartments with care (C2) following demolition of the existing dwelling at No. 117 Rampton Road. Access forms part of the application with all other matters reserved for later approval.
72. There would be two access points to the site from Rampton Road. The primary access would be beyond the existing ribbon development and the secondary access would be within the ribbon development at No. 117 Rampton Road. The development would include 40% affordable housing, public open space and children's playspace, surface water flood mitigation and attenuation and structural planting and landscaping.

### **Planning Assessment**

73. The key issues to consider in the determination of this application relate to housing land supply, the principle of the development in the countryside, housing density, housing mix, affordable housing, developer contributions and the impacts of the development upon the character and appearance of the area, heritage assets, flood risk, highway safety, neighbour amenity, biodiversity, trees and landscaping.

### **Principle of Development**

74. Cottenham is identified as a Minor Rural Centre under Policy ST/5 of the adopted LDF where there is a good range of services and facilities and residential developments of up to 30 dwellings are supported in village frameworks in policy terms. The erection of up to 126 dwellings would be of a scale not normally allowed in such locations and therefore under normal circumstances would be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective. However, this needs to be considered in the context of the lack of housing land supply.
75. Cottenham is identified as a Rural Centre under Policy S/8 of the emerging Local Plan where there is a good range of services and facilities and residential developments with no limit on size are supported in village frameworks in policy terms. The erection of up to 154 dwellings would not normally be allowed in such locations as it is outside the development framework and therefore under normal circumstances would be considered unacceptable in principle. Considerable weight can be attached to this policy given that it performs a material planning objective. However, this needs to be considered in the context of the lack of housing land supply.

### **Housing Land Supply**

76. The National Planning Policy Framework (2012) (NPPF) requires councils to boost significantly the supply of housing and to identify and maintain a five-year housing land supply with an additional buffer as set out in paragraph 47.



77. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 4.1 year supply based the methodology used by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest assessment of housing delivery (in the housing trajectory March 2017). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered 'out of date' in respect of paragraph 49 of the NPPF.
78. Unless circumstances change, those conclusions should inform, in particular, the Council's approach to paragraph 49 of the NPPF, which states that adopted policies "for the supply of housing" cannot be considered up to date where there is not a five year housing land supply. The affected policies, on the basis of the legal interpretation of "policies for the supply of housing which applied at the time of the Waterbeach decision, were are: Core Strategy DPD policies ST/2 and ST/5 and Development Control Policies DPD policy DP/7 (relating to village frameworks and indicative limits on the scale of development in villages).
79. Further guidance as to which policies should be considered as 'relevant policies for the supply of housing' emerged from a Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court defined 'relevant policies for the supply of housing' widely and held that the term was so not to be restricted to 'merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,' but also to include, 'plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.' Therefore all policies in the Council's development plan which have the potential to restrict or affect housing supply were to be considered out of date in respect of the NPPF. The decision of the Court of Appeal tended to confirm the approach taken by the Inspector who determined the Waterbeach appeal. As such, as a result of the decision of the Court of Appeal, policies including policy ST/5 of the Core Strategy and policies DP1(a) and DP7 of the Development Control Policies DPD fell to be considered as "relevant policies for the supply of housing" for the purposes of NPPF para.49 and therefore "out of date".
80. However, the decision of the Court of Appeal has since been overturned by the Supreme Court, in its judgement dated 10 May 2017. The principal consequence of the decision of the Supreme Court is to narrow the range of policies which fall to be considered as "relevant policies for the supply of housing" for the purposes of the NPPF. The term "relevant policies for the supply of housing" has been held by the Supreme Court to be limited to "housing supply policies" rather than more being interpreted more broadly so as to include any policies which "affect" the supply of housing, as was held in substance by the Court of Appeal.
81. The effect of the Supreme Court's judgement is that policies ST/5, DP/1(a) and DP/7 are no longer to be considered as "relevant policies for the supply of housing". They are therefore not "out of date" by reason of paragraph 49 of the NPPF. None of these adopted policies are "housing supply policies" nor are they policies by which "acceptable housing sites are to be identified". Rather, together, these policies seek to direct development to sustainable locations. The various dimensions of sustainable development are set out in the Framework at para. 7. It is considered that policies ST/5, DP/1(a) and DP/7, and their objective, individually and collectively, of securing locational sustainability, accord with and further the social and environmental dimensions of sustainable development, and accord therefore with the Framework.

82. However, given that the Council cannot demonstrate currently a five year housing land supply, its “housing supply policies” remain out of date (albeit “housing supply policies” do not now include policies ST/5, DP/1(a) or DP/7). As such, and in accordance with the decision of the Supreme Court, para. 14 of the NPPF is engaged and planning permission for housing development should be granted, inter alia, “unless and adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of [the] Framework taken as a whole ...”.
83. This means that even if policies are considered to be up to date, the absence of a demonstrable five year housing land supply and the benefit, in terms of housing delivery of a proposed residential-let development supply cannot simply be put to one side. The NPPF places very considerable weight on the need to boost significantly the supply of housing, including affordable housing, particularly in the absence of a five year housing land supply. As such, although any conflict with adopted policies ST/5, DP/1(a) and, DP/7 is still capable, in principle, of giving rise to an adverse effect which significantly and demonstrably outweighs the benefit of the proposed development, any such conflict needs to be weighed against the importance of increasing the delivery of housing, particularly in the absence, currently, of a five year housing land supply.
84. A balancing exercise needs therefore to be carried out. As part of that balance, in the absence of a five year housing land supply, considerable weight and importance should be attached to the benefit which a proposal brings in terms of delivery of new homes (including affordable homes). It is only when the conflict with other development plan policies – including, where engaged, ST/5, DP/1(a) and DP/7, which seek to direct development to the most sustainable locations – is so great in the context of a particular application as to “significantly and demonstrably outweigh” the benefit of the proposal in terms of deliver of new homes, that planning permission should be refused. This approach reflects the decision of the Supreme Court in the *Hopkins Homes* appeal.

### **Sustainable Development**

85. The NPPF states that there are 3 dimensions to sustainable development, economic, social and environmental.

#### ***Economic Aspects***

86. The provision of up to 200 new dwellings and 70 apartments with care will give rise to significant employment during the construction phase of the development and would have the potential to result in an increase in the use of local services and facilities, both of which will be of benefit to the local economy.

#### ***Social Aspects***

##### *Provision of Housing*

87. The development would provide a significant benefit in helping to meet the current housing shortfall in South Cambridgeshire through the delivery of up to 200 dwellings and 70 apartments with care.

##### *Housing Delivery*

88. The applicant suggests that subject to market conditions, all of the units will be delivered within 7-8 years (25 - 30 market dwellings per year) from the date of the outline consent, and they have a track record of achieving this.
89. Taking into account the sites greenfield nature and delivery rates of other similar, but slightly smaller, residential sites in the district (Former EDF Depot & Training Centre - outline permission granted for 89 dwellings in May 2012; SCA Packaging, Villa Road, Histon – outline permission granted for 72 dwellings September 2012; Land at junction of Long Drove & Beach Road, Cottenham – Full application for 47 dwellings granted 15 February 2015; Land south of Station Road, Gamlingay – 85 dwellings granted 27 June 2012) which were all fully or substantially built out in 5 years of obtaining outline consent, officers are of the view this is a realistic rate of delivery.
90. In order to encourage early delivery, it is reasonable to require the applicants to submit the last of the 'reserved matters' application within 2 years from the grant of outline consent, with work to commence within 12 months from such an application being approved, thereby allowing 2 years for the properties to be built and sold.
91. At the applicants maximum predicted delivery rate (42 market and affordable dwellings per year) about 84 units will be delivered in 2 years (5 years from date of granting outline consent). In balancing the benefits of the scheme against the harm, not all of the housing units are likely to be delivered within 5 years.

*Scale of Development and cumulative Impact on Services*

92. This proposal for 200 dwellings and 70 apartments with care and along with the proposals under planning application references S/1952/15/OL for 50 dwellings, S/1606/16/OL for 126 dwellings and S/2876/16/OL for 154 dwellings, this would result in a total of 600 new dwellings within the village of Cottenham if all schemes were approved. Given the current lack of a 5 year housing land supply and that policy ST/5 is out of date, it therefore needs to be determined whether the cumulative scale of the development is acceptable for this location in terms of the size of the village and the sustainability of the location.
93. The Services and Facilities Study 2013 states that in mid 2012 Cottenham had an estimated population of 6100 and a dwelling stock of 2,540. It is one of the larger villages in the District. An additional 600 dwellings would increase the number of dwellings by 24%. This is a significant figure but is not considered to be out of scale and character with the size of the village and its services and facilities.
94. Whilst it is acknowledged that the most preferable location for development is first on the edge of the city of Cambridge and secondly in Rural Centres, it is difficult to state that Cottenham is not a sustainable location for increased housing development. The status of the village is due to be upgraded within the emerging Local Plan and the Services and Facilities Study 2013 identifies a wide range of services and facilities in the village that include a secondary school, primary school, children's nurseries, two doctors surgeries, dentist, a large food store, post office, butchers, bakers, pharmacy, village store, newsagents, hairdressers, four public houses, a village hall, sports pavilion and library. There is also a bus service to and from Cambridge every 20 minutes Mondays to Saturdays until 1900 hours and hourly thereafter, and every 30 minutes on Sundays until 1800 hours. There is also a bus service to and from Ely Mondays to Saturdays with approximately 6 buses throughout the day.
95. The majority of the services and facilities are located on the High Street. The site is situated on the edge of the village at a distance of approximately 1350 metres from

the High Street. However, the primary school and village hall are located closer on Lambs Lane at a distance of 700 metres and the secondary school is located closer on The Green at a distance of 975 metres. The nearest bus stop is on Lambs Lane but there are also two other bus stops on Rampton Road close to the access points.

96. The village is ranked joint 4<sup>th</sup> in the Village Classification Report 2012 in the District in terms of access to transport, secondary education, village services and facilities and employment. It falls slightly below Sawston, Histon & Impington and Cambourne that are all Rural Centres. Hence it's proposed to be upgraded in the emerging Local Plan. It also ranks above Fulbourn that is currently a Rural Centre. Given the above assessment, the future occupiers of the development would not be wholly dependent upon the private car to meet their day-to-day and the majority of their wider needs. Cottenham is therefore considered a sustainable location for a development of this scale. In contrast, it should be noted that Waterbeach has a significantly lower score and has been considered sustainable for a similar number of dwellings.

#### *Housing Density*

97. The overall site measures 14.6 hectares in area. The developable site area measures 6.36 hectares. The erection of up to 200 dwellings and 70 apartments with care would equate to a maximum density of 42 dwellings per hectare across the whole of the site. This density is considered acceptable as it would comply with the requirement of at least 40 dwellings per hectare for sustainable villages such as Cottenham set out under Policy HG/1 of the LDF.

#### *Affordable Housing*

98. 80 of the 200 dwellings (40%) would be affordable to meet local needs as set out in Policy HG/3 of the LDF. No details of the affordable mix have been provided. Given that the application is currently at outline stage only, it is considered that the exact mix and tenure of the affordable dwellings could be agreed at the reserved matters stage in agreement with the Council's Affordable Housing Officer. The tenure mix sought would be 70% affordable rented and 30% intermediate/ shared ownership. It is the Council's preference that affordable housing is secured via a Section 106 legal agreement as set out in the Affordable Housing SPD.

#### *Market Housing Mix*

99. The development would provide a range of dwelling types and sizes that range from one and two bedroom homes to larger family homes to comply with Policy HG/2 of the LDF or Policy H/8 of the emerging Local Plan. No details of the market mix have been provided. Given that the application is currently at outline stage only, it is considered that the exact mix of the market dwellings could be agreed at the reserved matters stage. A condition would be attached to any outline consent to ensure that the mix is policy compliant.

#### *Developer Contributions*

100. Development plan policies state that planning permission will only be granted for proposals that have made suitable arrangements towards the provision of infrastructure necessary to make the scheme acceptable in planning terms.
101. Regulation 122 of the CIL Regulations states that a planning obligation may only constitute a reason for granting planning permission for the development of the obligation is: -

- i) Necessary to make the development acceptable in planning terms;
- ii) Directly related to the development; and,
- iii) Fairly and reasonably related in scale and kind to the development.

### *Open Space*

- 102. The Recreation and Open Space Study 2013, forming part of the Local Plan submission, showed that Cottenham needed 9.92 ha of sports space but had 4.66 ha, i.e. a deficit of 5.26 ha.
- 103. Cottenham has a single recreation ground with three senior football pitches, a mini soccer pitch, bowls green, play area and pavilion built in 2015 for approximately £700,000. There is one cricket pitch in shared use by juniors and seniors. A new pavilion was provided in 2007 at a total cost of £400,000 at Cottenham Village College, where there are currently six senior football teams, eight junior football teams, three cricket teams and a women's football team using the facilities. Two junior football teams use the primary school football pitch and four colts' cricket teams and a senior team use Cottenham Village College. To address the need for increased pitches to meet local need the Parish Council has purchased a 99-year lease on eight acres of land adjacent to the recreation ground. The Parish Council is also seeking to buy or lease additional land adjacent to the current Recreation Ground so as to add at least one additional football pitch and provide space for a 3-court MUGA and pavilion.
- 104. Off-site contributions are required towards additional facilities to meet the demand for the development in accordance with Policies SF/10 and SF/11 of the LDF.
- 105. Cottenham Parish Council has said that in order to meet the needs of future resident's sports contributions are required to part fund a number of projects including a new sports pavilion, additional cricket squares, pitch drainage, floodlights and additional land. As an estimate the development would be required to pay in the region of £215,000 in accordance with the policy.
- 106. However, although there is a demand for improved sports facilities, there is a greater need for new indoor community space facilities in Cottenham. On that basis (and as was secured at the Endurance Estates application for 50 dwellings at Oakington Road) the Council would propose reducing the sports contribution in lieu of an increased community space contribution. The net effect is that the owner's liability remains the same but such an approach would make the delivery of the new community centre more possible (and which is needed to mitigate the impact or growth in the village). Rather than secure £215,000 sports contribution the Council seeks a contribution of £115,000 with the difference (£100,000) being added to offsite indoor community space.
- 107. The Recreation and Open Space Study July 2013, forming part of the Local Plan submission, showed that Cottenham needed 4.96 ha of play space whereas it had 0.26 ha, i.e. a deficit of 4.70 ha.
- 108. Based on a likely housing mix the development would be required to provide circa 1700 m<sup>2</sup> of formal play space (i.e. an area sufficient to contain 3 LEAPs and 1 LEAP and 1 NEAP) and 1700 m<sup>2</sup> of informal play space.
- 109. The Open Space in New Developments SPD states that a LEAP serves an area of 450 metres distance (i.e. a 6 minute walk). A NEAP serves an area of 1,000 metres distance (i.e. a 15 minute walk). The nearest play area to this site is around 1,700 metres away.

110. The applicant is proposing providing a LEAP and a LAP onsite which would go a small way in order to mitigate the impact of the development. In addition to the LEAP and LAP the developer would need to make either onsite provision of play equipment focussing on an older age range (i.e. skate parks, MUGA's etc) or provide a financial contribution towards providing play equipment for 8-14 year olds. If this is satisfied by way of an offsite payment the suggested contribution is £198,000.
111. The application is for up to 200 dwellings therefore it would be entirely legitimate for the planning authority to require onsite provision of a NEAP (and formal sports space for that matter). However the Council is taking a pragmatic view and is seeking (where possible) to improve existing village facilities. Officers would highlight that onsite provision may be an option that is reverted to at the reserved matters stage if there is any issue as to securing offsite contributions.
112. Cottenham Parish Council has a number of projects that would provide play facilities for this age. Such projects include a street snooker table, skate park extension, MUGA and land acquisition.
113. The Recreation and Open Space Study July 2013, forming part of the local plan submission, showed that Cottenham has a surplus of 2.48 ha of informal open space (4.0 ha).
114. The informal open space requirement (and informal play space requirement) will be satisfied through the provision of a publically accessible green space proposed being located within the development and secured via an s106 agreement. It is the Local Planning Authority's preference that the public open space is offered to Cottenham Parish Council for adoption

#### Community Facilities

115. The Community Facilities Audit 2009 states that Cottenham has a need for 677 square metres of indoor meeting space but had 294 square metres, i.e. a deficit of 383 square metres. Cottenham is served by Cottenham Salvation Army Hall and Cottenham Village Hall. Cottenham Salvation Army Hall is described as a fairly new church hall and also a barn style building at the rear. The barn is where most of the activities seem to take place. The barn has kitchen and toilet facilities although these are dated and may need replacing soon. The church hall also has toilet facilities and an old kitchen which is currently being used for storage. The actual structure of the Church hall seems 'sound', however the barn may need refurbishment soon. Cottenham Village Hall is described as a very small facility, little more than a meeting room, but in good condition, with adjoining kitchen, but no facilities for disabled users.
116. Off-site contributions are required towards community facilities to comply with Policy DP/4 of the LDF.
117. Cottenham Parish Council has said that in order to meet the needs of future residents a multipurpose community centre needs to be constructed.
118. Cottenham Parish Council is embarking on a plan to provide a community centre in the village. The estimated cost of this building is now at £2.5m and which would incorporate different users including possibly early years. The Parish Council have drawn up a brief for the building design and have now appointed an architect. An earlier planning application for a very large building in the countryside was unsuccessful due to the size and location however officers have had discussions with

the parish, on a potential, further application which addresses the previous issues. The ground floor will consist of a parish office, multi-purpose space (approx. same size as existing mail hall) with integrated storage space, kitchen and toilets which can be 'locked down' whilst the rest of the building is used for other purposes. The first floor will consist of a Sports & Social Club bar, multipurpose rooms which can be hired together or separately, a kitchen and balcony overlooking the playing fields.

119. The external design will mirror that of the new sports pavilion. The Parish Council will also be extending the size of the existing car park. The building footprint is slightly larger (towards the football pitch) than the existing design; this will necessitate moving the pitches towards the pavilion and tree line.
120. A financial contribution based on the approved housing mix will be required in accordance with the published charges as set out below. This would result in a contribution in the region of £97,000 being payable.

#### *Community Transport*

121. A proposal has been put forward by Cottenham Parish Council to either establish a new community transport initiative and which they would run or alternatively the Councils would work with existing operators (such as Ely & Soham Association for Community Transport) to provide:
  - (1) A fixed timetable during commuter hours between the development and the destinations of Oakington Busway stop and Waterbeach train station.
  - (2) A flexible demand responsive service offering journeys throughout the village but also between the site and destinations including Ely.
122. The cost of providing a subsidised service for 5 years is £320,000 comprising £70,000 vehicle purchase (2-3 years old) and £50,000 per annum subsidised service. A small fee over these 5 years will be charged for users of the service as the total cost is likely to be in the region of £90,000 per annum.
123. The Council is proposing dividing the total cost across all developments (ensuring that there is a fair and reasonable approach) such that each new dwelling will be required to contribute £666.67. This would result in a total contribution of £133,334 (200 dwellings x £666.67).
124. Although the contribution is based purely on the impact of the dwellings (i.e. no cost has been included in respect of the 70 bed care home) the service could also be made available to the operator of the care home providing day trips to residents.
125. Any future development would contribute towards extending the length of subsidy (i.e. before a 'full' charge would be levied). Although the subsidy will run out at a future point it is hoped that residents will continue to use the service thereby reducing the impact of the developments on the highway network.

#### *Burial Ground*

126. Cottenham Parish Council has identified the need for a burial ground in the village. There are currently three burial grounds as follows: -
  - i) The Dissenters' Cemetery off Lambs Lane is within 3 or 4 years of being full. There are about 12 vacant plots remaining with between 3 and 6 new plots being used each year. They have contingency plans for interment of ashes but the pressing need is to bring a new strip of adjacent land into use for burials that would create capacity for

around 50 additional plots. However, the charity has limited access to finance to pay for the necessary 10 metre hardened access path, a 50 metre replacement fence and ground preparation. Longer term there will be a need to consider some “recycling” of the oldest (100+ years as allowed by law) plots.

ii) The “Church” part of the cemetery at All Saints Church is already full with recent “new plot” burials using plots in the unconsecrated “Public Burial Ground” part. This practice may become an issue creating an immediate need for additional consecrated space in which case the most likely solution is to acquire adjacent land from Cambridgeshire County Council.

iii) The “Public Burial Ground” at All Saints Church has about 50 unused plots, equivalent to a maximum of 10 years supply at the recent rate of burials. The presence of a 70 unit apartment with care would likely create more pressure on burial spaces than houses meaning spare capacity is likely to be taken up quicker.

127. Parishioners or inhabitants of a parish have the right to be buried in the parish churchyard or burial ground where they live. You are only entitled to be buried in the parish of your choice if permission can be obtained from the minister of the parish. Given the lack of burial provision across the District this is unlikely. This demonstrates that the most likely place of burial for residents of both the dwellings and care home will be within Cottenham.
128. Cottenham Parish Council has articulated a method by which an offsite contribution may be calculated to acquire only the quantum of land necessary for this development and which comes to £approximately £210 per house. This calculation is set out below.  
A = Purchase price per acre of land (£250,000)  
B = Cost of laying out each acre of land, car parking, fencing, benches, footpaths, landscaping etc. (£100,000)  
C = Total cost of purchasing and laying out 1 acre of burial land (A+B) (£350,000)  
D = Number of single burial plots than can be achieved per acre of land (1250)  
E = Cost of providing each burial plot (C / D) (£280)  
F = Burial/cremation 'demand' per house over 100 year period (2.5 per property)  
G = % of people likely to be buried rather than cremated (assume 30%) source: Constitutional Affairs Select Committee Eighth Report, 2006  
H = Burial plots needed per house (F x G) (0.75)  
I = Cost of providing burial space on a per house basis (E x H) (£210)  
The contribution required is therefore calculated at £210 per dwelling.
129. There is a substantial amount of uncultivated farmland owned by County Farms adjacent to the All Saints Church graveyard and Public Burial Ground which could probably be acquired and prepared in due course. The Dissenters cemetery have purchased some land as an extension but this will require investment to convert into a graveyard.

#### *Waste Receptacles*

130. The RECAP Waste Management Design Guide requires household waste receptacles to be provided for the development. Off-site contributions are required towards the provision to comply with Policy DP/4 of the LDF. The contribution would be £72.50 per dwelling and £150 per flat.

#### *Monitoring*

131. To ensure the provision and usage of on-site infrastructure, a monitoring fee of £1,000 is required.



## *Education*

132. The development is expected to generate a net increase of 60 early year's children, of which 32 are entitled to free provision. In terms of early years' provision, there are three childcare providers in Cottenham- the Ladybird pre school and two childminders. There is insufficient capacity in the area to accommodate the places being generated by this development. Therefore, a contribution of £286,200 towards early year's provision is required.
133. The development is expected to generate a net increase of 70 primary aged children. The catchment school is Cottenham Primary School. The County Council's forecast indicates that the school will be operating at capacity with intakes based upon the Published Admission Number of 90. However, it is accepted that an unexpectedly low cohort admitted into reception in 2016 which means that there are a number of surplus spaces in the short-term.
134. The places are limited to a single cohort and it is not considered appropriate to simply deduct these places from the demand from the developments. This is due to the fact that by the time the development is completed, this small cohort will be in Years 5 and 6. It is considered more appropriate to plan for the medium term.
135. There is no information to assess the reasons for the small cohort but it is considered that there are a number of factors which suggest that this may not be maintained in the medium term. Specifically, a poor Ofsted report combined with surplus capacity in nearby catchments. It is anticipated that the school will rapidly return to a good rating and there will be less opportunity for pupils to attend other schools due to infill developments.
136. In the medium term, it is reasonable to assume that there will be some limited capacity at the primary school. Given this, it is justified to adjust proportionately the identified requirements to mitigate the impact of all upcoming developments in Cottenham.
137. Taking the average of 5 surplus places per year, an additional 16 places would be required in each year group (just over 0.5 Full Entry).
138. The Council has recently completed refurbishment of the primary school in response to growing demand in the village. It is a three form of entry primary school.
139. An additional full form of entry would need to be provided to expand the existing primary school. The project is for a stand alone building on land adjacent to the existing primary school owned by the County Council. The total cost is estimated at £3.5 million and these would need to be split proportionately in relation to potential developments in the village. To mitigate the impact of this development, a contribution of £715,500 towards primary provision is required.
140. The development is expected to generate a net increase of 50 secondary school places. The catchment school is Cottenham Village College. There is sufficient capacity in the area to accommodate the places being generated by this development. Therefore no contribution for secondary education is required.
141. The proposed increase in population from this development (200 dwellings x 2.5 average household size = 500 new residents) will put pressure on the library and lifelong learning service in the village. Cottenham library has an operational space of 128 square metres. A contribution of £30,010 (£60.02 per head x 500 residents) is

required to address the increase in demand that would go towards the modification of the library to create more library space and provide more shelving and resources.

#### *Strategic Waste*

142. This development falls within the Cambridge and Northstowe Household Recycling Centre catchment area for which there is currently insufficient capacity. The development would not require a contribution towards the project to expand capacity as 5 schemes have already been pooled towards this project.

#### *Health*

143. NHS England considers there is insufficient GP capacity in the two surgeries in the village to support the development. The development could generate approximately 585 residents (200 dwellings x average household size of 2.4 and 70 apartments with x average size of 1.5) and subsequently increase demand upon existing constrained services. The proposed development must therefore provide appropriate levels of mitigation. The development would give rise to a need for improvements to capacity by way of extension, refurbishment, reconfiguration or relocation at Cottenham Surgery; a proportion of the cost of which would need to be met by the developer. The level of contribution required is £80,220 (additional floor space of 40 square metres x £2,000 per square metre).

#### *Summary*

144. Appendix 3 provides details of the developer contributions required to make the development acceptable in planning terms in accordance with Policy DP/4 of the LDF and paragraph 204 of the NPPF. It is considered that all of the requested contributions to date meet the CIL tests and would be secured via a Section 106 agreement. The applicants have agreed to these contributions.

#### ***Environmental Aspects***

##### *Character and Appearance of the Area*

145. The site comprises a large arable field that has an undulating topography. The land rises from a height of approximately 7 metres from the north west to a ridge of approximately 13 metres and then falls to the south east to a height of approximately 12 metres.
146. The site is situated within The Fens Landscape Character Area. The key characteristics of the landscape are a low lying, flat open landscape with extensive vistas; slightly elevated islands that have a higher proportion of grassland cover, trees and hedgerows; a hierarchy of streams, drains and lodes dissect the landscape; a rich and varied intensive agricultural land use includes a wide range of arable and horticultural crops and livestock; orchards are a distinctive feature; small scale irregular medieval field patterns are still visible on the edge of settlements;
147. Whilst it is acknowledged that the Landscape Officer objected to the original proposals S/1818/15/OL, and that Planning Committee Members refused that application on the grounds of the development extending the ridge line of the built environment of Cottenham causing significant harm to the landscape character and openness of the rural locality.
148. There is no dispute that the proposal would result in significant encroachment into the

countryside outside the existing built-up development within the village framework and that the development would be on higher land than the surrounding agricultural land.

149. This and the earlier amended scheme has sought to address the previous reason for refusal by reducing the extent of the built development along the ridgeline and into the open countryside by providing a landscape belt of 30 metres in depth along the south western boundary and a landscape feature of 40 metres in depth along the ridge. In addition, the developable area has been re-located adjacent to the north western access to continue the development along Rampton Road.
150. The development to the north of the existing extent of development along Rampton Road is considered to be restricted and well related to the built-up area. The use of this land for dwellings would result in the reduction in the extent of development that would project into the open countryside to the south west. The landscape buffer to the south west boundary and along the ridge would provide increased screening and containment that would assist with breaking down the blocks of development on the elevated plateau.
151. The impact of this application upon the landscape setting of the village is not considered significantly adverse from public viewpoints on Rampton Road given that the development would now reflect the character of the Fen edge landscape and comprise strong features such as islands with substantial landscaping and an orchard that would be strong qualities of the development. The development would also not result in the loss of a low lying landscape with open vistas or small scale fields that are considered strong features in the Fen edge landscape given the site does not currently have these characteristics. It should also be noted that the area that has no special landscape designation. It is therefore concluded that the current scheme, as amended, overcomes the previous reason for refusal and therefore, on balance, is considered to result in only limited harm to the rural open landscape character and setting of the village.
152. In the Melbourn appeal decision dated 8 August 2016 (APP/WO530/W/15/3131724), the Inspector balanced the need for housing against the harm to the wider landscape. He concluded that “while there would be very limited harm to the wider landscape, the loss of this important field and its development for housing would have a localised but fairly significant harmful effect on the established character of the village and its countryside setting”. However, when balancing this harm against the benefits he concluded that “while there would be some notable adverse impacts, they would not be sufficient to outweigh the very significant benefits of the proposal” .

The Melbourn decision involved a roughly similar level of development and indicates that even where landscape harm is to be found, this alone is unlikely to justify refusal given the wider benefits arising from the development as a whole.

### **Design Considerations**

153. The application is currently at outline stage only, with means of access included as part of the application. All other matters in terms of the layout of the site, scale, external appearance and landscaping are reserved for later approval.
154. Two vehicular access points would be provided to the site from Rampton Road. These would incorporate footways to allow pedestrian access. Additional pedestrian and cycle link would also connect to Rampton Road and the adjacent development to the south east.

155. The indicative layout shows the continuation of development along Rampton Road up to the western access point and development to the rear of existing dwellings. The dwellings would be arranged around a single circular spine road and a number of cul-de-sacs off this road. They would also provide active frontages to the open space. The apartments with care would be provided in the south eastern corner of the site.
156. A wide range of sizes and types of dwellings would be provided within the scheme. The maximum height of the dwellings would be two storeys. The form, design and materials would reflect the local area. Focal buildings would be provided at key points within the development to provide legibility.
157. A significant amount of informal public open space would be provided on the site. This would include a community woodland, wildflower meadow, ecological zone, community orchard and area of open space particularly on within the archaeological protection area. Children's play space in the form of a Local Equipped Area of Play and Local Area of Play would also be provided.
158. Whilst the concerns of the Urban Design Officer in relation to the density of the development are acknowledged, considering this is an outline application of up to 200 units, it is considered that the scale of development proposed could be accommodated on the site. The net density of the development excluding the apartments with care is 35 dwellings per hectare. The site could be developed through the provision of a higher density of development in some more central areas and a lower density on the edge or a greater number of small units of accommodation to address the concerns. Notwithstanding the above, any reserved matters application would need to demonstrate that the scheme is not out of keeping with the character and appearance of the area and would comply with Policy DP/2 of the LDF. A condition would be attached to any consent for a design code and parameters plan with densities, building heights and landscaping to ensure that high quality development is achieved

### **Trees/ Landscaping**

159. The proposal would not result in the loss of any trees and landscaping that make a significant contribution to the visual amenity of the area. Whilst it is noted that the hedge along the boundary with Rampton Road would be lost adjacent to the western access that currently makes a positive contribution to the rural character and appearance of the area, this would be replaced by native woodland that would compensate for the loss.
160. Substantial landscape buffer zones would be provided along the south western boundary, south eastern boundary, along the edge of the development adjacent open space and along the central ridge that forms the highest point of the site. In addition, the proposal would incorporate planting within the site. The landscaping details would be a condition of any consent. The proposal is therefore considered to be acceptable and comply with Policy NE/5 of the LDF.

### **Biodiversity**

161. The biodiversity survey submitted with the application states that the site comprises mainly arable land along with a dwelling and garden. Additional habitats are limited to the boundaries of the site and include two small hedgerows, narrow grassland margins and semi-mature trees.
162. The boundary habitats of the site provide a limited resource for commuting and

foraging bats. All trees were in good condition with no suitable features that would provide roosting opportunities for bats. The dwelling may provide a suitable bat roost.

163. Bat surveys were undertaken at the dwelling and a small, occasionally used common pipistrelle roost was identified. The loss of this roost is not considered significant but measure to avoid the disturbance of any bats and mitigation in the form of a replacement roosting habitat is required.
164. A number of birds were recorded on the site along with a barn owl box where droppings were found. Mitigation in the form of bird boxes is required.
165. No water bodies are present on the site that may provide a habitat for Great crested Newts. The site offers a negligible terrestrial habitat for the species.
166. No reptile species were recorded during the survey. The majority of the site was considered to provide an unsuitable habitat for reptile species.
167. No other habitats for mammals were found.
168. Given the above, the proposal would not result in the loss of any important habitats for protected species. Conditions would need to be attached to any consent to secure updated badger and barn owl surveys and mitigation strategies based upon detailed design, external lighting design for bats and ecological enhancements including provision for biodiversity within the balancing pond, bird and bat provision, native and ecologically beneficial planting and measures to allow the movement of animals such as hedgehogs to move between gardens. planting within the site. The proposal is therefore considered to add to biodiversity and comply with Policy NE/6 of the LDF.

### **Heritage Assets**

169. The Heritage Officer has confirmed that the application is supported by a sound Heritage Statement and the application under Regulation 5A of the Town and Country (Procedures) Order 2015, a copy of the press notice advising of advertisement has been forwarded to English Heritage who have not formally commented on this application.
170. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that in considering whether to grant planning permission for development which affects a listed building or its setting, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. The nearest listed buildings (Grade II) to the site are the Water Tower on Lambs Lane and the Almshouses at the junction of Rampton Road and Oakington Road.
171. The Water Tower is located a significant distance from the site and the development would not result in harm to its setting.
172. Whilst the works are required to the roundabout adjacent to the Almshouses, do have an impact on the listed building in relation to water and noise it is considered to be less than substantial harm. The acidic water can be mitigated by the regular maintenance of the gullies, and the new improvements to the roundabout should significantly reduce the occurrence, however, should flooding occur on very rare occasions, the frequency would not result in significant harm to the listed building. It would occur on so few occasions it would be considered as de minimus. In relation to the issue of noise, the level of activity associated with the improvement to the

roundabout raise the possibility of damage to the listed building through vibration. It is difficult to prove, due to the level of traffic anticipated and when there is already an impact on the buildings by the proximity of the existing road and traffic that cause noise and disturbance. The alterations in the design are not significant enough to exacerbate the issue to a level where significant harm could be considered. This limited less than substantial harm is considered to be outweighed by the benefits of the scheme in terms of a significant number of dwellings towards housing land supply in the District.

173. It is suggested therefore that these proposals would protect the setting of adjoining listed buildings, consistent with the provisions of s66 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Section 12 – Conserving and enhancing the historic environment – of the National Planning Policy Framework 2012, and relevant current and emerging policies of the South Cambridgeshire Local Plan, and SPD's.
174. An archaeological trial trench evaluation carried out at the site has revealed the presence of Iron Age enclosures, field boundaries, evidence for buildings with purported placed deposits in the perimeter ditch of one, watering holes and quarries, and Roman and Saxon settlement evidence features at the south eastern corner of the site. The evidence was either of negligible significance or absent over much of the application area, providing a strong contrast to this area of multi-period occupation evidence.
175. An Archaeological Exclusion Zone has been provided on the site to ensure that the features of significance remain in situ. This is welcomed but needs to be subject to maintenance and management plan to ensure preservation in perpetuity that would need to be included in the Section 106 legal agreement. The remainder of the site should be subject to archaeological evaluation through a condition attached to any consent. The proposal would therefore accord with Policy CH/2 of the LDF.

### **Highway Safety and Sustainable Travel**

176. Rampton Road is a busy road through road with a speed limit of 30 miles per hour until it reaches the last dwelling on the southern side of Rampton Road where it changes to 60 miles per hour.
177. The development would significant increase traffic along Rampton Road and in the surrounding area. The proposal is not however considered to adversely affect the capacity and functioning of the public highway subject to mitigation measures. Whilst the Parish Council's comments in relation to the trip rates are noted, Cambridgeshire County Council as Local Highway Authority considers these to be robust.
178. The application proposes to introduce two priority controlled junctions on Rampton Road to serve the residential development to the west of the site on Rampton Road and in place of the existing dwelling at No. 117 Rampton Road. The designs of these junctions are acceptable and accord with Local Highway Authority standards.
179. In addition to the above, the Rampton Road and Oakington Road roundabout needs to be upgraded to accommodate the increase in traffic generation and mitigate the impact of the development. The design of the roundabout is now agreed and the Local Highways Authority no longer has any objections to the application.
180. Further offsite mitigation required within the village includes improvements to the pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road, the installation of a bus shelter to the bus stop on Lambs

Lane, the widening of the footway on the east side of the B1049 within the 30 miles per hour zone between the junctions of the B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling, the provision of a crossing facility (toucan) on Rampton Road and the installation of cycle parking on Cottenham High Street at locations to be agreed with the Parish Council.

181. The development also requires a Section 106 agreement to secure a contribution of £27,000 to the County Council towards the installation of Real Time Passenger Information at the bus stop on Lambs Lane, a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop on Lambs Lane, a contribution of £38,661.70 to the Parish Council towards the maintenance of the crossing facility on Rampton Road, a contribution of £9,620 to the County Council towards the local highway improvement scheme at The Green in Histon and a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of Water Lane and Oakington Road junction in Oakington.
182. Pedestrian and cycle links are proposed to the south east of the site to link to Rampton Road and south of the site to link to the adjacent development. This would ensure permeability throughout the development.
183. The Transport Statement commits to the provision of a Travel Plan to encourage the use of alternative modes of transport other than the private motor vehicle for occupiers of the new dwellings prior to occupation. However, further details are required and a full Travel Plan would need to be agreed prior to first occupation of the dwellings. This would be a condition of any consent. Vehicle parking on the site would be considered at the reserved matters stage and be subject to the maximum standards set out under Policy TR/2 of the LDF.
184. The Local Highway Authority have been forward a copy of the Cottenham Parish Council's concerns and will be responding in an update report or verbally at Planning Committee as there was insufficient time to full consider the comments prior to the 14 March 2017.

### **Flood Risk**

185. The site is situated within Flood Zone 1 (low risk). There are no watercourses within or on the boundaries of the site. The nearest watercourse is the catchwater drain that is located 170 metres to the north of the site. This is maintained by the Drainage Board. The site is therefore at low risk of fluvial flooding.
186. However, the site may be at risk of groundwater and surface water flooding. These sources of flooding can however be mitigated to a low and acceptable level through the adoption of a surface water management strategy.
187. The Flood Risk Assessment provides details of the surface water runoff rates in order to determine the surface water options and attenuation requirements for the site. Sustainable water management measures should be used to control the surface water runoff from the proposed development such as infiltration to swales, attenuation basins, cellular storage together with permeable paving and water butts.
188. A surface water attenuation basin is provided to the north west of the site to provide storage for all events up to and including the 1 in 100 year (+40% climate change) storm event. . A discharge rate of 1.1. litres/second/hectare is required to ensure that the proposal would not exceed greenfield run-off rates and can be discharged to the catchwater drain. A condition would be attached to any consent to secure the detailed

surface water management strategy. The maintenance and management of the system in perpetuity would be included in the Section 106 legal agreement. The proposal would therefore comply with Policy NE/11 of the LDF.

### **Neighbour Amenity**

189. While the existing residents along Rampton Road will experience an increase in noise and disturbance from vehicular traffic as a result of the proposal, this impact is likely to be negligible to low, and not give rise to material harm given the existing level of traffic in the area.
190. Although it is noted that there would be a change in the use of the land from an open field to residential dwellings, the development is not considered to result in a significant level of noise and disturbance that would adversely affect the amenities of neighbours. A condition would be attached to any consent in relation to the hours of use of power operated machinery during construction and construction related deliveries to minimise the noise impact upon neighbours.
191. The impact of the development itself on neighbours in terms of mass, light and overlooking will be considered at the reserved matters stage and would need to comply with Policy DP/3 of the LDF. It is noted that the land falls southwards.

### **Other Matters**

192. The development is not considered to result in a risk of contamination, providing a condition is attached to any consent to control any contamination identified during the development.
193. There is available capacity to cope with wastewater treatment; a condition would be attached to any consent to ensure an appropriate method of foul water drainage.
194. The site is located on grade 2 (very good) agricultural land. The development would result in the permanent loss of this agricultural land contrary to policy NE/17. However, this policy does not apply where land is allocated for development in the LDF or sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural use of the land. In this case, this is considered satisfactory given the absence of up-to-date policies for the supply of housing in the district. Therefore, limited weight can be attached to this policy.
195. The application does not include any employment land uses. This is considered acceptable given that it is not a policy requirement.
196. Site notices were posted on site on 11 July 2017. In addition the application was advertised in a local newspaper on the 12 July 2017 as a Development that does not accord with the Development Plan and the development 'Affects the Setting of a Listed Building'. They were advertised in accordance with the Town and Country Planning (Procedures) (England) Order and therefore have been adequately publicised in accordance with the Order.

### **Conclusion**

197. The previous application S/1411/16/OL has been the subject of a legal challenge by Cottenham Parish Council, all of the issues subject to that challenge have been addressed within this report and the associated legal agreement



198. In considering this application, adopted development plan policies Impact ST/5 and DP/7 are to have limited weight, while there is no five year housing land supply. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF.
199. This report sets out how a number of potential adverse impacts including landscape character harm, infrastructure needs, and highway safety can be addressed. Further, and whilst it is noted that works are required to the roundabout adjacent to the listed Almshouses, this is considered to result in less than substantial harm to these heritage assets given that it is already significantly impacted by the proximity of the existing road and traffic that cause noise and disturbance. However, an adverse impact that cannot be fully mitigated is the limited visual harm through a loss of openness to the countryside as a result of the development
200. This adverse impacts must be weighed against the following benefits of the development:
- i) The provision of up to 200 dwellings and 70 apartments with care towards housing land supply in the district based on the objectively assessed 19,000 dwellings target set out in the SHMA and the method of calculation and buffer identified by the Inspector.
  - ii) The provision of 80 affordable dwellings towards the identified need across the district.
  - iii) The provision of a significant amount of public open space within the development.
  - iv) Developer contributions towards education, health, open space and community facilities in the village.
  - v) Suitable and sustainable location for this scale of residential development given the position of the site in relation to access to public transport, services and facilities and local employment.
  - vi) Transport mitigation package.
  - vii) Employment during construction to benefit the local economy.
  - viii) Greater use of local services and facilities to contribute to the local economy.
201. The benefits of this development are considered to significantly and demonstrably outweigh the adverse impacts of the development, when assessed against the policies in the NPPF taken as a whole, which aim to boost significantly the supply of housing and which establish a presumption in favour of sustainable development in the context of the lack of a 5-year housing land supply. It is considered that the application overcomes earlier reasons for refusal (S/1818/15/OL) in terms of highways and landscape impacts, and the legal challenge to the previous application (S/1411/16/OL) therefore that planning permission should therefore be granted .

### **Recommendation**

202. It is recommended that the Planning Committee grants officers delegated powers to approve the application subject to the following:

### **Section 106 legal agreement**

203. The details are as set out in Appendix 3 and cover.
- a) Affordable Housing
  - b) Open Space
  - c) Community Facilities
  - d) Waste Receptacles

- e) Education
- f) Health
- g) Transport Requirements
- h) Surface Water Scheme Maintenance
- h) Archaeological Exclusion Zone Maintenance
- i) Landscape and Ecological Management Plan for all areas outside private ownership

### **Conditions**

204. a) Approval of the details of the means of access to the site, layout of the site, the scale and appearance of buildings and landscaping (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced.  
(Reason - The application is in outline only.)
- b) Application for the approval of the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.  
(Reason - The application is in outline only.)
- c) The development hereby permitted shall begin not later than the expiration of two years from the date of approval of the last of the reserved matters to be approved.  
(Reason - The application is in outline only.)
- d) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing number 4364-004, 1434/01 Revision C, 1434/16 Revision A, 1434/19 Revision B and 1434/20 Revision B.  
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)
- e) The indicative masterplan is specifically excluded from this consent.  
(Reason - The application is in outline only.)
- f) The development shall not be occupied until a Travel Plan for each use on the site has been submitted to and approved in writing by the Local Planning Authority. The Plan shall be implemented in accordance with the approved details.  
(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)
- g) No demolition or construction works shall commence on site until a traffic management plan has been submitted to and agreed in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall be carried out in accordance with the approved details. The principle areas of concern that should be addressed are:
- i. Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
  - ii. Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
  - iii. Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv. Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.  
(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)
- h) No development shall take place until there has been submitted to and approved in

writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the development is occupied in accordance with the approved details and shall thereafter be retained.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

i) The hard and soft landscape works shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. The details shall also include specification of all proposed trees, hedges and shrub planting, which shall include details of species, density and size of stock.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

j) All hard and soft landscape works shall be carried out in accordance with the approved details. The works along the north western and south western boundaries shall be carried out prior to the commencement of construction of the dwellings. The remainder of the landscape works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

k) In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of 5 years from the date of the first occupation of the dwellings hereby approved.

i) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with the relevant British Standard.

ii) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

iii) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

(Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)

l) No development shall commence until an updated protected species mitigation strategy has been submitted to and agreed by the Local Planning Authority. In particular, this shall include update surveys for barn owl and badger and details of avoidance, mitigation and compensation measures for protected species. This shall also include a plan showing mitigation measures, including the location of compensatory bat roosting provision.

(Reason - To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.)

m) No development shall commence until a specification for external illumination at the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include consideration of sensitive design to retain habitat for protected species such as bats and barn owl. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without permission in writing from the Local Planning Authority.

(Reason - To protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the NPPF and Policy NE/6 of the adopted Local Development Framework 2007.)

n) No development shall commence until a detailed scheme for ecological enhancement has been submitted to and approved in writing by the Local Planning Authority. This shall include specifications and a site plan detailing native planting including hedgerows, wildlife habitat within and adjacent to the balancing pond, in-built features for nesting birds and roosting bats and measures to maintain connectivity for species such as hedgehog. The measures shall be implemented in accordance with the agreed scheme.

(Reason -To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.)

o) No development shall take place until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives; and:

i) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works

ii) The programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material.

Developers will wish to ensure that in drawing up their development programme, the timetable for the investigation is included within the details of the agreed scheme.

(Reason - To secure the provision of archaeological excavation and the subsequent recording of the remains in accordance with Policy CH/2 of the adopted Local Development Framework 2007.)

p) No development shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed Flood Risk Assessment (FRA) prepared by Enzygo (ref: SHF.1132.024.HY.R.001.G dated August 2016 and shall also include:

- i) Full calculations detailing the existing surface water runoff rates for the Q<sub>BAR</sub>, Q<sub>30</sub> and Q<sub>100</sub> storm events
- ii) Full results of the proposed drainage system modelling in the above-referenced storm events (as well as Q<sub>100</sub> plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- iii) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers
- iv) Full details of the proposed attenuation and flow control measures;
- v) Site Investigation and test results to confirm infiltration rates;
- vi) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- vii) Full details of the maintenance/adoption of the surface water drainage system; and,
- viii) Measures taken to prevent pollution of the receiving groundwater and/or surface water.

The drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF PPG.

(Reason - To ensure a satisfactory method of surface water drainage and to prevent the increased risk of flooding in accordance with Policies DP/1 and NE/11 of the adopted Local Development Framework 2007.)

q) Prior to the commencement of any development, a scheme for the provision and implementation of foul water drainage shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved plans prior to the occupation of any part of the development or in accordance with the implementation programme agreed in writing with the Local Planning Authority.

(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policy NE/10 of the adopted Local Development Framework 2007.)

r) Prior to the commencement of any development, a scheme for the provision and implementation of pollution control of the water environment, which shall include foul and surface water drainage, shall be submitted and agreed in writing with the Local Authority. The works/scheme shall be constructed and completed in accordance with the approved plans.

(Reason - To reduce the risk of pollution to the water environment in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

s) No development approved by this permission shall be commenced, unless otherwise agreed, until:

- i) The application site has been subject to a detailed scheme for the investigation and recording of contamination and remediation objectives have been determined through risk assessment and agreed in writing by the Local Planning Authority.
- ii) Detailed proposals for the removal, containment or otherwise rendering harmless any contamination (a Remediation method statement) have been submitted to and approved in writing by the Local Planning Authority.
- iii) The works specified in the remediation method statement have been completed, and a Verification report submitted to and approved in writing by the Local Planning Authority, in accordance with the approved scheme.
- iv) If, during remediation works, any contamination is identified that has not been considered in the remediation method statement, then remediation proposals for this material should be agreed in writing by the Local Planning Authority.

(Reason – To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policy DP/1 of the adopted Local Development Framework 2007.)

t) No site or plant machinery shall be operated, no noisy works shall be carried out and no construction related deliveries shall be taken or dispatched from the site except between 0800 hours and 1800 hours Mondays to Fridays and between 0800 hours and 1300 hours on Saturdays, and not at any time on Sundays and Bank Holidays.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

u) No development shall commence until a construction noise impact assessment and a report / method statement detailing predicted construction noise and vibration levels at noise sensitive premises and consideration of mitigation measures to be taken to protect local residents from construction noise and or vibration has been submitted to and approved in writing by the Local Planning Authority. Potential construction noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS5228:2009+A1:2014: 'Code of practice for noise and vibration control on construction and open sites – Part 1: Noise and Part 2: Vibration. Development shall be carried out in accordance with the approved details.

(Reason – All to ensure the environmental impact of the construction of the development is adequately mitigated and to protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15- Noise Pollution & DP/6- Construction Methods.)

v) No development shall commence until a programme of measures to minimise the spread of airborne dust (including the consideration of wheel washing and dust suppression provisions) from the site during the construction period or relevant phase of development has been submitted to and approved in writing by the Local Planning Authority. Works shall be undertaken in accordance with the approved details / scheme unless the local planning authority approves the variation of any detail in advance and in writing.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

w) No development (including any pre-construction, demolition or enabling works) shall take place until a comprehensive construction programme identifying each phase of the development and confirming construction activities to be undertaken in each phase and a timetable for their execution submitted to and approved in writing by the Local Planning Authority in writing. The development shall subsequently be implemented in accordance with the approved programme unless any variation has first been agreed in writing by the Local Planning Authority.

(Reason – To protect the amenities of nearby residential properties in accordance with South Cambridgeshire Local Development Framework Development Control Policies 2007, Policy NE/15-Noise Pollution, NE/16- Emissions & DP/6- Construction Methods.)

x) Prior to commencement of any residential development, a detailed noise mitigation

/ insulation scheme for the residential units, to protect future occupants internally and externally from Rampton Road traffic noise, shall be submitted to and approved in writing by the Local Planning Authority. The detailed noise attenuation / insulation scheme shall:

- i) Have regard to the noise mitigation principles and recommendations detailed in the submitted Wardell Armstrong LLP noise report titled "GLADMAN DEVELOPMENTS LTD, Land off Rampton Road, Cottenham, Noise Impact Assessment, July 2015".
- ii) Shall demonstrate that the internal and external noise levels recommended in British Standard 8233: 2014 "Guidance on sound insulation and noise reduction for buildings" will be achieved. With regard to internal noise levels the scheme shall have regard to the noise insulation of the composite building fabric, glazing areas, including the provision of sound attenuated alternative mechanical ventilation systems / acoustically attenuated free areas (or similar) to facilitate rapid / purging ventilation and thermal comfort / summer cooling requirements if the recommended indoor ambient noise levels in BS 8233 cannot be achieved with a partially open external window (assuming a -13dB(A) external to internal reduction for a partially open window). The Rampton Road traffic noise attenuation / insulation scheme as approved shall be fully implemented prior to occupation and shall be retained thereafter and not altered without prior approval.

(Reason - To ensure that sufficient noise attenuation / mitigation is provided to all residential properties to protect future occupiers externally and internally from the impact of Rampton Road traffic noise and safeguard the health, amenity and quality of life of future residents in accordance with paragraphs 109, 123 of the National Planning Policy Framework March 2012 and Policy NE/15- Noise Pollution of the adopted LDF 2007.)

- y) Prior to commencement of the care home as approved, an operational noise impact assessment and a scheme of noise insulation or other noise mitigation measures as necessary for any building(s) and or plant / equipment associated with the care home, in order to minimise the level of noise emanating from the said building(s) / uses and plant / equipment, shall be submitted to and approved in writing by the local planning authority. The approved scheme of noise insulation / mitigation as appropriate shall be fully implemented before the relevant building(s) or plant / equipment are used or the uses commence and shall thereafter be maintained in accordance with the approved details.

(Reason - To protect the health and quality of life / amenity of nearby properties in accordance with National Planning Policy Framework (NPPF) paragraphs 109, 120, 123 and Policy NE/15 of the adopted Local Development Framework 2007.)

- z) No commercial related ancillary dispatches / collections from or deliveries to the care home including refuse collections shall take place, other than between the hours of 08.00 to 21.00 hours Monday to Saturday unless agreed in writing with the local planning authority. No collections / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

(Reason - To minimise noise disturbance for adjoining residents in accordance with Policy NE/15 of the adopted Local Development Framework 2007.)

- aa) Within any reserved matters application for the care home or similar, a scheme for and details of equipment for the purpose of extraction and/or filtration and/or abatement of fumes and or odours, shall be submitted to and approved in writing by the local planning authority. The approved extraction/filtration/abatement scheme shall be installed before the use is commenced and shall be retained thereafter. Any approved scheme / system shall not be altered without prior approval.

Any approved fume filtration/extraction system installed shall be regularly maintained and serviced in accordance with manufacturer's specification to ensure its continued

satisfactory operation to the satisfaction of the Local Planning Authority.  
(Reason - To protect the amenity of nearby residential premises in accordance with National Planning Policy Framework (NPPF) paragraphs 120 and policy DP/3 Development Criteria and policy NE/16 Emissions of the adopted Local Development Framework 2007.)

bb) Prior to the commencement of the development, an artificial lighting scheme, to include details of any external lighting of the site such as street lighting, floodlighting, security / residential lighting and an assessment of impact on any sensitive residential premises on and off site, shall be submitted to and approved in writing by, the Local Planning Authority. The scheme shall include layout plans / elevations with luminaire locations annotated, full isolux contour map / diagrams showing the predicted illuminance in the horizontal and vertical plane (in lux) at critical locations within the site and on the boundary of the site and at future adjacent properties, including consideration of Glare (direct source luminance / luminous intensity in the direction and height of any sensitive residential receiver) as appropriate, hours and frequency of use, a schedule of equipment in the lighting design (luminaire type / profiles, mounting height, aiming angles / orientation, angle of glare, operational controls) and shall assess artificial light impact in accordance with the Institute of Lighting Professionals "Guidance Notes for the Reduction of Obtrusive Light GN01:2011" including resultant sky glow, light intrusion / trespass, source glare / luminaire intensity and building luminance.

The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details / measures unless the Local Planning Authority gives its written consent to any variation.

(Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with NE/14- Lighting Proposals.)

cc) Unless otherwise agreed in writing by the Local Planning Authority, any reserved matters application pursuant to this outline approval shall be accompanied by a Waste Management & Minimisation and Refuse Strategy (WMMFS), including the completed RECAP Waste Management Design Guide Toolkit and supporting reference material, addressing the management of municipal waste generation during the occupation stage of the development. No development shall take place until the strategy has been approved in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details unless otherwise approved in writing by the Local Planning Authority and thereafter.

The Waste Management & Minimisation Strategy (WMMS) must demonstrate how waste will be managed in accordance with the requirements of the RECAP Waste Management

Design Guide Supplementary Planning Supplementary Planning Document 2012 (or as superseded) and the principles of the waste hierarchy, thereby maximising waste prevention, re-use and recycling from domestic households and contributing to sustainable development. The WMMS should include as a minimum:

- i) A completed RECAP Waste Management Design Guide Toolkit and supporting reference material
- ii) A detailed Waste Audit to include anticipated waste type, source, volume, weight etc. of municipal waste generation during the occupation stage of the development
- iii) Proposals for the management of municipal waste generated during the occupation stage of the development, to include the design and provision of permanent facilities e.g. internal and external segregation and storage of recyclables, non-recyclables and compostable materials; access to storage and collection points by users and waste collection vehicles
- iv) Highway vehicle tracking assessment and street widths / dimensions



- v) Arrangements for the provision, on-site storage, delivery and installation of waste containers prior to occupation of any dwelling
- vi) Arrangements for the efficient and effective integration of proposals into waste and recycling collection services provided by the Waste Collection Authority
- vii) A timetable for implementing all proposals
- viii) Provision for monitoring the implementation of all proposals

The approved facilities shall be provided prior to the occupation of any building and shall be retained thereafter unless alternative arrangements are agreed in writing by the local planning authority.

(Reason - To ensure that waste is managed sustainably during the occupation of the development in accordance with objectives of Policy P1/3 of the Cambridgeshire and Peterborough Structure Plan (2003).)

dd) No development shall commence until a renewable energy statement has been submitted to and approved in writing by the Local planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

(Reason - To ensure an energy efficient and sustainable development in accordance with Policies NE/3 of the adopted Local Development Framework 2007.)

ee) No development shall commence until a water conservation strategy has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and thereafter retained.

(Reason - To ensure a water efficient and sustainable development in accordance with Policies NE/12 of the adopted Local Development Framework 2007.)

ff) No development shall take place until a scheme for the provision and location of fire hydrants to serve the development to a standard recommended by the Cambridgeshire Fire and Rescue Service has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved scheme has been implemented.

(Reason - To ensure an adequate water supply is available for emergency use.)

gg) As part of any reserved matter application details of the housing mix (including both market and affordable housing) shall be provided in accordance with local planning policy or demonstration that the housing mix meets local need shall be submitted to and approved in writing by the Local Planning Authority. Development shall commence in accordance with the approved details

(Reason: To ensure an appropriate level of housing mix, both market and affordable housing in accordance with policies H/8 and H/9 of the South Cambridgeshire Local Plan Submission March 2014.)

hh) The Rampton Road and Oakington Road roundabout improvements approved by this application shall be implemented prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

ii) No development shall take place until details of a scheme for the provision of a crossing facility (toucan) at a location on Rampton Road to be agreed with Cambridgeshire County Council has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an

implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

jj) No development shall take place until details of a scheme for the improvement of the pedestrian and cycle facilities on Rampton Road has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

kk) No development shall take place until details of a scheme for the widening of the footway to enable shared use by walking and cycling on the east side of the B1049 within the 30mph zone between the junctions of Dunstal Field and Appletree Close has been submitted to and approved in writing by the Local Planning Authority. The works shall include resurfacing and widening the path to 2.5 metres where possible within the public highway. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - In the interests of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

ll) No development shall take place until details of a scheme for the provision of a bus shelter at the nearest bus stop on Lambs Lane has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

mm) No development shall take place until details of a scheme for the provision of cycle stands in the Cottenham village has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to first occupation of any dwelling or in accordance with an implementation programme that has been agreed in writing by the Local Planning Authority.

(Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TR/3 of the adopted Local Development Framework 2007.)

nn) A Design Code and parameter plan with densities, buildings heights and full landscape details shall be provided prior to the submission of any reserved matters application.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

oo) No development shall take place until details of the existing and proposed levels and contour information of any landform changes including the drainage basin has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

pp. No works or development shall be carried out until the local planning authority has approved in writing a site wide soft landscaping and tree planting scheme for the strategic landscaping elements of the development. The scheme shall include a management plan and specification for the care and maintenance of the approved soft landscaping scheme which shall include watering, nutrition, mulching, weed control, formative pruning, maintenance of supporting hardware and fittings.

Each Reserved Matters application shall include a soft landscaping and tree planting scheme, and five year management plan, that shall be in accordance with the approved site wide scheme and management plan.

The approved landscaping and tree planting scheme for each Reserved Matters application shall be completed within the first planting season (October to March) following first occupation of a dwelling on the relevant phase of development.

The approved soft landscaping management plan for each Reserved Matters application shall apply for a period of five years and shall come into effect and be implemented from the date of the planting of the approved soft landscaping scheme.

(Reason. To ensure adequate landscaping on site in accordance with the adopted Landscape in new developments SPD (2010). The condition is required prior to the commencement of works to ensure that strategic landscaping is satisfactorily incorporated in to the development.)

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1411/16/OL, S/1818/15/OL, S/1952/15/OL, S/1606/16/OL and S/2876/16/OL

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