

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2549/19/RM / Reserved Matters

Parish(es): Cottenham

Proposal: Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), 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.

Site address: Land Off Rampton Road

Applicant(s): Redrow Homes

Recommendation: Approval

Key material considerations: Housing Density
Affordable Housing Provision
Housing Mix
Character and appearance of the area
Residential Space Standards
Trees & Landscape
Heritage Assets
Flood Risk
Highway Safety
Neighbour Amenity
Biodiversity

Committee Site Visit: Yes, 11 February 2020

Departure Application: No

Presenting Officer: Katie Christodoulides, Principal Planning Officer

Application brought to Committee because: Cottenham Parish Council requests the application be determined by Planning Committee

Date by which decision due: 14 February 2020 (extension of time agreed)

Executive Summary

1. This application seeks reserved matters approval for the access, appearance, layout, scale of buildings and landscaping following the principle of residential development of the site for up to 200 dwellings being established under outline planning consent S/2413/17/OL which was varied by Section 73 application S/4116/18/VC.
2. The application has been amended by the applicants following consultee comments. The amendments comprise changes to landscaping, drainage, ecology, design and layout.
3. The amendments are considered to further improve the quality of the scheme to ensure that it preserves the character and appearance of the area and fits comfortably within its rural context.
4. The reserved matters details for access, appearance, layout, scale of the development and landscaping are considered acceptable by officers and the application is therefore recommended for approval subject to conditions.

Planning History

5. S/2679/19/RM- Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), 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.

This is a duplicate application to S/2549/19/RM- Current Application.

S/3590/19/DC- Discharge of conditions 7 (Traffic management Plan), 12 (Species mitigation strategy), 14 (Scheme for ecological enhancement), 15 (Written scheme of investigation), 18 (Pollution control of the water environment) , 19 (Contamination), 21 (Noise assessment), 22 (Measures to minimise the spread of airborne dust), 23 (Construction programme) , 24 (Noise mitigation /insulation scheme) , 25 (Noise assessment), 27 (extraction/filtration/abatement scheme), 28 (Artificial lighting scheme) , 29 (Waste management & minimisation and refuse strategy), 30 (Renewable energy statement), 31 (Water conservation strategy) and 32 (Fire hydrants) of planning approval S/4116/18/VC- Current Application.

S/2484/19/DC- Discharge of condition 40(Design Code) of planning permission S/2413/17/OL- Current Application.

S/2837/19/DC- Discharge of condition 40 (Design Code) pursuant to planning permission S/4116/18/VC- Current Application.

S/2564/19/RM- Approval of matters reserved for access, appearance, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the development of 57 apartments with care (C2), provision of parking, open space, landscaping and associated works -Refused.

S/4116/18/VC- Variation of condition 1 and the inclusion of a phasing condition of

outline planning permission S/2413/17/OL- Approved.

S/2413/17/OL- 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)- Approved.

S/1411/16/OL -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.

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.

Planning Policies

6. *National Planning Policy Framework*

National Planning Policy Framework (NPPF) 2019
National Planning Practice Guidance (NPPG)

7. South Cambridgeshire Local Plan September 2018

S/1 Vision
S/2 Objectives of the Local Plan
S/3 Presumption in favour of Sustainable Development
S/5 Provision of New Jobs and Homes
S/6 The Development Strategy
S/7 Development Frameworks
S/8 Rural Centres
CC/1 Mitigation and Adaptation to Climate Change
CC/3 Renewable and Low Carbon Energy in New Developments
CC/4 Sustainable Design and Construction
CC/6 Construction Methods
CC/7 Water Quality
CC/8 Sustainable Drainage Systems
CC/9 Managing Flood Risk
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
- SC/2 Health Impact Assessment
- SC/6 Indoor Community Facilities
- SC/7 Outdoor play space, informal open space and new developments
- SC/8 Open space standards
- SC/10 Lighting Proposals
- SC/11 Noise Pollution
- SC/12 Contaminated Land
- SC/13 Air Quality
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- TI/8 Infrastructure and New Developments

8. South Cambridgeshire 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
- Greater Cambridge Sustainable Design and Construction Supplementary Planning Document- Adopted January 2020
- Cottenham Village Design Statement SPD- November 2007

9. Cottenham Neighbourhood Plan – not currently adopted therefore afforded moderate weight.

Consultation

10. **Affordable Housing Officer-** There are large clusters of affordable rent units on the scheme, recommends that tenures are swapped on several plots. This would ensure that the shared ownership plots are breaking up the large clusters of affordable rent units.

Following amended plans recommends approval for the scheme.

11. **Air Quality Officer-** No further air quality conditions are required for this Reserved Matter application.

12. **Anglian Water- Foul Water-** The impact on the public foul sewerage network has not been adequately addressed at this stage. Anglian Water have found that this proposal may result in an increase risk of flooding in the downstream network. Requests that Anglian Water are consulted on forthcoming conditions 17 and 18 of outline application S/2413/17/OL to which this Reserved Matters application relates. **Surface Water-**The proposed method of surface water discharge does not relate to an Anglian Water owned asset.

Following amended plans, requests text is added to any consent granted in regard to assets affected by Anglian Water. Anglian Water are obligated to accept the foul flows from the development, the impacts on the public foul sewerage network are acceptable. The submitted surface water drainage information does not relate to an Anglian Water owned asset

13. **Archaeology Officer-** Supports the provision for archaeological protection that is shown in the submitted planning documents, as this will allow for the long term preservation of intact multi-period settlement and funerary remains (Iron Age to Saxon) beneath managed grassland.

The Archaeological Protection Area shown in the submission documents and secured in the S106 legal agreement for this development is the minimum area for protection and is to be supplemented by an area of archaeological excavation around its perimeter in line with previous advice. To secure this aspect of archaeological mitigation, we recommend that the condition for archaeology (Cond 15) placed on planning consent for S/4116/18/VC is carried forward on any consent granted for this application.

14. **Cam Cycle-** Objects as the proposal fails to include the walking/cycling link on the southeast of the site that was agreed in the Outline planning application. The details of the Trim Trail, walking and cycling links around the site are not fully specified and cannot be evaluated for suitability.

15. **Clrs Gough and Wilson-** The layout looks good although highly concentrated. The parking layout is better than on the adjacent site. There is a need for cycling, pedestrian and mobility scooter permeability into the adjacent site. The entrance to the east will become the primary entrance. The layout of the affordable homes is an unbroken line of identical terraces that looks like barracks. It would appear that this aspect is contrary to policy H/10.1.C to ensure the affordable homes in small groups or clusters distributed through the site. The proposal is a linear concentration of affordable homes along the length of one street. The design is not consistent with Cottenham or in keeping with the Village Design Statement. Matters to be considered in regard to the access to the site during construction from Rampton Road in regard to restricting working hours, hours of deliveries, dust suppression and ensuring minimal disruption to residents. Concerns regarding HCV's depositing mud and HCV's restricted to only access and leave the site via Oakington Road to and from the A14.

16. **Contaminated Land Officer-** In 2017, my colleague reviewed a Phase 1 Desk Study for the outline application. The desk study recommended further environmental assessment work, which we agreed with at the time. The applicant has not submitted the site investigation report, and as such, I have nothing on which to provide further comment.

Following amended plans, the Contaminated Land Officer has reviewed the RSA Geotechnics' report 'Geoenvironmental Ground Investigation – Interpretive Report' their ref 14928SI, dated January 2018 and the conclusions and recommendations are accepted. Parts i and ii of condition 19 for the outline application (S/2413/17/OL) are satisfied. Parts iii and iv must remain outstanding until the recommended validation works are implemented.

17. **Cottenham Parish Council-** Objects to the proposal. In some areas the parking areas are not 'secure by design'. The concentration of parking spaces behind the terrace properties creates harsh environment. Concerns about the amount of parking

at the front of houses. Connectivity via the Persimmon site: No cycling / pedestrian links through the Persimmon site, (although CPC have asked both Persimmon and Redrow to consider a solution to this; a suggestion which both parties seem willing to consider). Access: Arrangements are needed to ensure that the secondary access is only used for emergency vehicles, combined with concerns about construction traffic using the secondary road. Layout: Section 11 to 11 linear arrangement of blocks of houses is a very poor design. House types – concerns that the houses are too uniform and that there is not enough reference to current Cottenham character in the design. Surface Water: Queries about the adequacy of drainage arrangements, especially to the south where the Rowells appear vulnerable to run-off. No statement of who maintains the surface water in the long term, CPC would prefer the long term arrangement to be secured by the Parish Council and IDB. Landscape: Inadequate screen between the Rampton Road properties and the site. Tree line/belt could be moved northwards. Housing mix: CPC data from the AECOM Housing Need Assessment and Neighbourhood Plan challenges the ratio of bedrooms, Cottenham needs more 2-3 bedroom properties rather than the 3-4 bedrooms properties proposed. Due to concerns about the undue haste with which SCDC have progressed this application and the general design of the site, CPC recommends refusal. If Officer minded to approve we would like the application to go to Committee.

Following Amended Plans, the Parish have concerns still regarding drainage and comments from other consultees noted. No information provided regarding management company and it would require extensive management. Design regarding drainage not yet shown. No calculations given showing that it would be fit for purpose and not enough technical information provided. No information provided detailing how the surface water system would work. Contrary to policies HQ/1 and TI/2. Concerns raised regarding delegation to householders re. maintenance of the surface water systems. Our previous comments still stand. CPC recommends refusal.

18. **Designing Out Crime Officer-** There does appear to be an appropriate layout in relation to crime prevention and dear of crime providing high levels of natural surveillance from neighbours properties with many of the homes facing each other and overlooking the public open space and the LEAP/LAP. Recommends the entrance to plot 22 and 23 which has a walled perimeter to be gated to show that it is a semi-private area. Would request an external lighting plan.

Following Amended Plans, requests a lighting condition, footpaths to side and rear gardens are gated, footpaths through open space are gates and open space with densely planted trees, ground planting and hedging to be no higher than 1-1.2 metres and tree crowns raised to 2 metres to ensure good surveillance.

19. **Drainage Officer-** The development proposed is acceptable. There are drainage conditions on the outline permission and the details of the drainage should come forward with that. There is nothing presented here that would prejudice the delivery of a surface water drainage scheme that accords with the FRA submitted with the outline application.
20. **Ecology Officer-** Objects to the application as insufficient information to demonstrate compliance with UK and EU law and local and national policy has not been provided. The previous survey information dates to 2014 to 2015. The following additional ecological information should be provided in regard to a bat survey for 117 Rampton Road. A common pipistrelle bat roost was identified at the property. Bat survey Findings and mitigation requirements are a material consideration and should not be condition to meet National England standing advice, ODPM Circular 06/2005 and case law.

A badger sett was present within the wider site in 2014. Badgers frequently abandon or create new setts so confirmation should be provided that badgers have not colonised any areas within the red line boundary.

Following amended plans, the submitted Protected Species Mitigation Strategy has provided evidence that bats are roosting within building B1, and will therefore require a Natural England License prior to works commencing. The document has provided a mitigation strategy that includes the installation of 7 compensatory bat boxes. I can see no reason why Natural England would refuse such an application. Badger activity has also been recorded on site and will require exclusion zones to be implemented. The active holes are located far enough away from the development footprint as to not require a Natural England Development License for works to proceed. The mitigation strategy provided is adequate and will not require further clarification. The barn owl box found on site is now no longer a viable roosting location, and therefore nesting barn owls are of no further concern. Two replacement barn owl boxes have been included within the mitigation strategy which is acceptable. The terms of condition 12 have been met and that no further information is required at this time.

The SCDC Biodiversity SPD asks that bat and bird boxes are installed on 50% of new dwellings. As far as I am aware there are to be around 200 new dwellings built within the site and therefore I would expect to see 100 boxes. With the addition of the 7 bat boxes installed through mitigation for the loss of the roost site there are only 20 boxes proposed for the site within the document. This will require amendment.

Hedgehog holes have only been provided in areas that are adjacent to semi-natural habitat. I would therefore like clarification as to why hedgehogs will be unable to access other areas of the site.

I believe that achieving a measurable 10% net biodiversity gain is highly achievable on this site, and my colleague and I have recommended, evidence should be submitted to show this.

I am unable to recommend discharge of the condition 14 at this time as I believe further clarification and amendments are required

Actions required in terms of clarification of the provision of hedgehog holes, amendment of the provision of bat and bird boxes to conform to local policy, provide evidence that a minimum 10% net gain in biodiversity is achievable under the current scheme, submission of Artificial Lighting Scheme (Condition 28).

21. **Environmental Health Officer-** Following amended plans, no further comments to make on the application.

22. **Environment Agency-** No objection in principle to the proposal provided that all outstanding pre commencement conditions are discharged prior to development.

Following amended plans no objection in principle to the proposal provided that all outstanding pre commencement conditions are discharged prior to development.

23. **Historic Building Officer-** Do not consider it necessary to make a formal comment on this application.

24. **Landscape Officer-** Objection to soft landscaping due to insufficient planting within the development. Disappointed in the lack of ornamental and native shrub and

perennial planting within the development. There is too much amenity grass which will create future maintenance and management problems within private, communal and public spaces. Seeks amendments.

25. **Local Highways Authority-** Recommends refusal as the applicant has failed to provide a drawing showing footway/cycleway and carriageway widths and plot and road names/numbers to enable the Highway Authority to comment in full. Recommends a condition in regard to the proposed arrangements for future management and maintenance of the proposed streets.

Following amended plans, the Local Highway Authority will not seek to adopt the proposed development until the required information has been submitted and approved by the Local Highway Authority the proposed basins will need to be managed by Anglian Water Services, the Parish Council or another body with a successor. The Highway Authority will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of highway surface water.

Please request that the applicant contact: Trevor Nicoll Email address: Trevor.Nicoll@scambs.gov.uk in respect to the information that will need to be incorporated within the submitted information with regards to the size of the refuse vehicle please provide a swept path analysis prior to determination of the application. Recommends conditions in regard to future management and maintenance of the proposed streets within the development, the access being that no falls and levels result in water draining onto the highway, the accesses being of a bound material, 2.0 x 2.0 visibility splays and a traffic management plan.

Details of inter vehicle visibility splays to be shown on plans, removal of the tactile paving and amendments to the layout so that vehicles do not overhang footpaths.

26. **Lead Local Flood Authority-** Object to the proposal as the site layout has changed from the agreed at Outline stage. The attenuation basin to the north of the site which is the primary SuDs feature appears to have changed in shape and size. If the volume of attenuation has changed, attenuation calculators will need to be provided to demonstrate the new proposed volume has sufficient capacity to attenuate surface water run-off from the critical 1% Annual Exceedance Probability (AEP) critical storm event, including an appropriate allowance for climate change. In addition, more SuDs should be considered within the site.

Following amended plans, remove objections to the proposed development. Updated hydraulic calculations have now been provided to demonstrate that the proposed attenuation will still be sized sufficiently to provide surface water attenuation for all storm events up to and including a 1 in 100 year event plus a 40% allowance for climate change. Further SuDS have been proposed, including permeable paving on private driveways, filter strips and a swale to utilize the areas of open space on site.

27. **Natural England-** No comments to make on the application.
28. **Sport England-** No comments received.
29. **Sustainability Officer-** Unable to comment as the full renewable energy statement is not submitted.
30. **Transport Assessment Team-** In terms of car parking provision, the Design and Access statement provided by CMYK mentions that different parking solutions have been considered in order to provide appropriate numbers of on plot parking

and allocated car parking spaces, as well as an electrical charging point. For detailed comments with regards to the layout of car parking please refer to Highways Development Management comments. The applicant is asked to clarify if all garages will have an electric supply which could be used to charge electric vehicles. In terms of cycle parking, the same Design and Access statement recognises the importance of the provision of good levels of useful cycle storage to encourage residents to use their cars less. The applicant states that the cycle parking will be placed within oversized garages or within lockable sheds. However, the submitted floor plans for the garages seem to be for a standard garage dimension of approximately between 5.2m to 5.8m long and 3m wide for one car or 5.2m wide for two cars. The South Cambridgeshire Local Plan policy TI/3 requires that a garage containing both car and cycle parking be at least 7m long when the cycle parking is contained at the end and/or 650-750mm at the side of a garage to park cycles. Please see footnote 2 to policy TI/3. The applicant is asked to provide dimensioned plans for the garages with car and cycle parking to ensure that the policy has been applied as stated. The applicant is also requested to provide details of the dimensions of the lockable garden sheds, and the routes to the sheds which will be used for cycle storage for dwellings that do not have garages. In terms of connections, the site layout should show a connection for walking and cycling from the site to the track the lies to the south eastern boundary of the site. This track is to be improved by the applicant to a tarmac surface and will be a key walking and cycling route into Cottenham.

31. **Tree Officer** – Amendments required in terms of the landscape management plan needs to be clearer, the tree hedgerow protection plan is required and tree planting specification needs to be more clear and a simple cross section plan submitted.

Following amended plans, very few of the issues raised appear to have been resolved. Previous comments still apply in terms of the Planting Plan Overview, the Planting plan 1 of 11 (ref 6903.PP.ASP4.1 rev -) clarification needed in terms of what the tree is adjacent to house 159 Rampton Road, the Landscape Management Plan needs to be clearer, a tree and hedgerow protection plan is required, and a tree planting specification needs to be clearer and a simple cross section plan submitted.

32. **Old West Internal Drainage Board-** This application is outside the Old West Internal Drainage District but within an area that drains into it. It is proposed that the site will discharge into a watercourse within the Board's District. The proposed discharge rate of 71/s is in line with the Board's greenfield run-off rate and was used in the original flood risk assessment for the site. It is not clear who will maintain the on-site and off-site surface water system which will need to be agreed so that future maintenance of these assets are secured. Under the Board's Byelaws, the discharge will require the consent of the Board. The Board cannot give approval for reserved matters in relation to surface water until it receives a consent application from the developer.

Following amended plans, the Board has no additional comments to make.

33. **Urban Design Officer-** Supportive of the scheme subject to minor changes being made. A greater separation should be provided between the building and boundary fence of Plots 165 and 186 to the northeast to lessen the perceived impact of overlooking between these two dwellings and the care home, in order to reduce the visual impact a large focal tree to the terminating vista will break up the three parking courts. Plots 72-80 should be moved two metres further to the southeast to create a more intimate play space which will slow down traffic as the road appears narrower and create a gently curved road that has less rigid appearance. The trees located to

the south west of the LEAP should be repositioned in a more informal manner and details of how the proposal need the minimum amenity standards as set out in the Council's District Design Guide is required.

Following amended plans, supports the application.

34. **Representations**

Comments summarized from 7 neighbours-

- Additional dwellings will increase demand on the local doctors surgery for appointments, on dentists, and on KS3/4 school places to accommodate the village.
- Concerns regarding traffic and speeding vehicles.
- Concerns regarding safety of the entrance on Rampton Road.
- Consideration required for a crossing between Lambs Lane and Oakington Road to assist residents and school children.
- Change in layout to the part of the field going down towards Rampton was originally clear and designed to support any flooding and create a link between this area and Les Kind Woods.
- Concerns regarding encouraging people to cycle and walk.
- The secondary access will become the main vehicular access which will increase noise, fumes, loss of amenity and privacy.
- Concerns regarding the secondary access being used for the construction traffic.
- The application appears to be in conflict with Policies COH/1-5 and COH/2-2 of the Neighbourhood Plan which should be given more planning weight when considered.

Site and Surroundings

35. 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

36. This application, as amended, seeks consent for approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the development of 200 residential dwellings (including 40% affordable), 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.
37. The proposed build out of the whole site is looking to come forward in two separate

phases by two separate parties for the residential dwellings (C3) and apartments with care (C2). This was approved under consent S/4116/18/VC.

38. This application follows the scheme which underwent pre-application advice, a Design Workshop, discussion with the Design Enabling Panel and a youth engagement workshop at Cottenham Village College.
39. Amended plans have been received for the proposal.

Planning Assessment

Principle of Development:

40. The principle of the residential development for up to 200 dwellings (including 40% affordable) with access for the main vehicular entrance was established on the site under approved outline planning consent S/2413/17/OL, which was later varied under approved planning consent S/4116/18/VC.
41. The key issues to therefore consider in the determination of this Reserved Matters application relate to density, affordable housing, housing mix 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.

Housing Density

42. The overall site measures approximately 14.16 hectares in area. The area of the proposed residential built form would measure 6.89 hectares in area. The proposed density on this site would be approximately 29 dwellings per hectare. The other areas of the site would consist of the ecological mitigation area, drainage basin and green infrastructure.
43. The proposed density would be below the requirement of an average of 30 dwellings per hectare, however the proposal is considered to be acceptable, in accordance with Policy H/8 of the Local Plan.

Affordable Housing Provision

44. 80 of the 200 dwellings would be affordable to meet the local needs (40%). This was secured within the Section 106 agreement as part of the outline planning consent
45. The proposed mix would comprise of 12 x 1 bed maisonettes (6%), 51 x 2 bed dwellings (25.5%) and 17 x 3 bedroom dwellings (21%). 24 of the units would be for shared ownership and 56 for affordable rented. The dwelling size mix and tenure mix is considered acceptable and would accord with local needs within Cottenham and across the district.
46. 6no. of the 120no. private dwellings and 4no. of the 80no. affordable dwellings would be M4.2 compliant.
47. The Affordable Housing Officer has confirmed that the proposed location of the affordable dwellings are sufficiently clustered and the proposal would therefore comply with Policy H/10 of the Local Plan.

Market Housing Mix

48. 120 of the dwellings would be for sale on the open market. The market housing mix

proposed is 36 x two bed units (30%), 36 x three bed units (30%) and 48 x four bed units (40%).

49. Market homes in developments of 10 or more homes will consist of at least 30% 1 or 2 bedroom homes; at least 30% 3 bedroom homes; and at least 30% 4 or more bedroom homes; with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.
50. The proposal would therefore comply with Policy H/9 of the Local Plan.

Character and Appearance of the Area

51. The site comprises an agricultural field which is relatively flat and open and falls towards the north western boundary. An existing mature boundary hedge runs along Rampton Road to the front of the site, which provides a significant screen.
52. The existing dwellings which immediately surround the site are of a mixed age, design and detail, comprising mainly two storeys in height with occasional bungalows. The character of dwellings typical of Cottenham is principally a large number of mid 19th century farmhouses or villas, with a yellow or buff brick with a slate roof. This character changes throughout the village with newer residential dwellings. The proposed design of the dwellings is varied with the design focusing on a modern interpretation of the traditional vernacular. Details of the Cottenham vernacular have been proposed for this development through varying window depths, styles, porch roofs and materials adding variation. It is acknowledged that the proposed design of the dwellings work individually with a commonality of materials and details to ensure visual cohesiveness.
53. The Parish Council in their comments have raised concern regarding the proposed design being too uniform with not enough reference to the character and design of Cottenham. Whilst these concerns are noted, the proposed design has been discussed through pre-application discussions and the scheme has been taken to the Design Enabling Panel for review. The Urban Design Officer has raised no concern regarding the design and appearance of the dwellings. It is considered that the design of the proposed dwellings are varied, with the materials and details ensuring this and picking up design elements from Cottenham village. The proposal is not considered to result in harm to the visual amenity and character of the area, and would enhance the local area.
54. The proposed layout of the site conforms with the required locations of the land use set out in the parameter plans with the area provided for C3 residential built form being 6.67 hectares, green infrastructure being 6.14 hectares, 0.73 hectares serving the drainage basin, 0.03 hectares for ecological mitigation and 0.05 hectares for service facilities. The proposal is significantly landscape led with large areas comprising of open space.
55. The proposed height of the development will be all two storeys, which will reflect the height of the adjacent neighbouring dwellings and rural setting.
56. The proposed density of the built form will comprise of a lower density on the edge of the built form consisting of detached dwellings with landscaping, and a higher density within the core of the development comprising of semi-detached and terraced dwellings. It is considered this would be appropriate to the character of the area.

57. The proposed layout of the dwellings is arranged in loose perimeter blocks which encourages active frontages lining the public routes, with buildings fronting onto public areas providing surveillance. The dwellings comprise of a mix of detached, semi-detached and small terraced properties.
58. A long row of dwellings serving plots 58 to 112 lies to the side of the eastern most vehicular access from Rampton Road. The dwellings comprise of predominantly terraced rows of 4 dwellings together. The long row of dwellings forms part of the green corridor which runs to the rear of No.115 Rampton Road and comprises the LEAP. This green corridor forms part of the parameter plans and design code in which open views through the site to the countryside are proposed. Comments are noted in which representations have been received in regard to this proposed row of dwellings and the visual impact. It is acknowledged that this row of dwellings comprises affordable dwellings, however they are a mix of affordable rented and shared ownership dwellings therefore the tenure is dispersed. The proposal when viewed from the vehicular access would be broken up by the proposed road through the development and corner building serving plots 72 and 73. In addition, as you look down the road through the green corridor towards the archaeological grass land, the road narrows, adding some visual interest to the area as a whole. It is considered that this part of the development is acceptable and would not result in harm to the area.
59. The proposal includes dwellings which are sited facing Rampton Road, to constitute the established building line and address Rampton Road. Access to these dwellings is to the rear in order to maintain the current boundary and partially screen the development.
60. Key focal buildings have been implemented within the scheme to create visual orientation points that provide a sense of location, assist wayfinding and reinforce character. Several corner plots have addressed the street scene through corner turning buildings and continuous frontages.
61. The proposed materials for the dwellings will comprise of a mix of buff, red multi and light-coloured render with grey, terracotta and red brown tiles for roofs. It is considered that the proposed mix of materials will add variety and break up the appearance of the built form.
62. The proposed layout of the development is arranged around a variety of roads forming a hierarchy of primary, secondary, tertiary and private drives. This is replicated with different surface materials to define their status.
63. The proposed design of the site is landscape led with informal areas of open space provided around the north west, south east and western boundaries. As a result, this softens the edge of the development and provides attractive, informal recreational amenity space. The built form has been designed to reflect key character areas consisting of the informal edge, the green corridor and the heart of the development.
64. Parking within the development has been designed to be convenient and well surveyed. Parking is predominantly on plot, to the front of dwellings and garages. Car parking courts have been sited to the rear of dwellings to reduce their visual prominence, with landscaping to soften their appearance.
65. Comments in regard to the Cottenham Neighbourhood Plan are noted. The Neighbourhood Plan is not currently adopted therefore afforded moderate weight when determining applications. Notwithstanding this, is considered that the proposal

would accord with this plan.

66. The proposal is considered to be of a high-quality design and would preserve the character of the area, providing a positive contribution in line with Policy HQ/1 of the Local Plan. Condition (J) is recommended to remove permitted development rights for any works to the dwellings to safeguard the visual character and appearance of the area.

Residential Space Standards

67. Policy H/12 of the Local Plan states that new residential units will be permitted where their gross internal floor areas meet or exceed the Government's Technical Housing Standards – Nationally Described Space Standard (2015) or successor document.
68. Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards and this matter does not fall under the definition of the reserved matters for layout, appearance or scale of the development, the sizes of the rooms are considered satisfactory.
69. The proposal would therefore not comply with Policy H/12 of the Local Plan but there are material considerations in this case to justify a departure from policy.

Trees/Landscaping

70. The proposed site is predominantly landscape led, with large areas of public open space. The open space within the site includes a community woodland, drainage basin, wildlife meadow, open grass above an archaeological protection area, green corridor, community orchard, linear park, play area, trim trail Local Equipped Area of Plan (LEAP) and Local Area of Plan (LAP). The LEAP and LAP will be sited centrally and well overlooked by dwellings, in accordance with the requirements set out in the S106 Agreement for the outline permission.
71. As detailed in the S106 Agreement, the provision of a Trim Trail comprising seven pieces of adult equipment and five pieces of children's equipment is proposed.
72. The Tree and Landscape Officer has requested clarification on a number of outstanding landscape matters. As these have not been resolved, a condition shall be added to any consent granted to require landscape details to be submitted.
73. Boundary treatment to dwellings will comprise of internal 1.8 metre high close boarded fences between gardens and 1.8 metre high brick walls facing onto roads and key focal points.
74. The proposed hard and soft landscaping for the scheme would accord with Policies HQ/1 and NH/4 of the Local Plan.

Heritage Assets

75. The proposal would not have any harm upon the setting of the nearest listed buildings forming the Grade II listed building at the Water Tower on Lambs Lane and the Almshouses at the junction of Rampton Road and Oakington Road, due to the distance between the application site and the listed buildings. The proposal would sustain and enhance the heritage assets in accordance with Policy NH/14 of the Local Plan and the National Planning Policy Framework.

Flood Risk

76. The site is situated within flood zone 1 (low risk) as identified by the Environment Agency. 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.
77. The proposal includes a sustainable urban drainage system (SUDS) with surface water draining to a semi-dry basin. This is sited to the north west, alongside the community orchard in the lowest point of the site. The scheme comprises of a restricted discharge into an existing watercourse to the north for the site, together with the attenuation basin.
78. The Lead Local Flood Authority, Drainage Officer, Environment Agency and Anglian Water are in support of the proposed surface water and foul water drainage measures and, the proposal is considered to accord with Policies CC/8 and CC/9 of the Local Plan.

Highway Safety and Parking Provision

79. The two vehicular accesses for the site have been agreed under the Outline Consent S/2413/17/OL. Comments have been received in regard to increased traffic and concerns relating to the access road sited between Nos. 113 and 119 Rampton Road. Given that access has been agreed under the Outline Consent and was satisfactory to highway safety, and the Local Highways Authority, this cannot be considered as a material planning consideration under this Reserved Matters Consent.
80. The Local Highways Authority in their comments requested a condition in regard to submission of details of the proposed arrangements for future management and maintenance of the proposed streets within the development, the access falls and levels and being of a bound material that no private water drains onto the site or debris is spread into the highway and submission of a traffic management plan, such as a condition is considered reasonable.
81. Each dwelling would have two off road car parking spaces which would meet the requirement of Policy TI/2 of the Local Plan.
82. The proposal has provided a mix of methods for cycle storage with provision within oversized garages and lockable garden sheds with direct access to the street and approached by a hard path.
83. The proposal would therefore accord with Policies TI/2, TI/3 and HQ/1 of the Local Plan.

Neighbour Amenity

84. The development is not considered to adversely affect the amenities of adjoining neighbours through being unduly overbearing in mass, through a significant loss of light or through a severe loss of privacy.
85. Plot 7 would be sited at approximately 12.5 metres to the side of the adjacent neighbouring property at No.159 Rampton Road. There would be a bathroom window at first floor in the side elevation facing this neighbour, however given this is not a habitable room, there would not be any perceived loss of privacy. Given the distance between No.159 Rampton Road, the proposed dwelling at Plot 7 would not result in any loss of privacy or be visually overbearing to this neighbouring property.

86. To the rear of the neighbouring dwellings serving Nos. 119 to 159 Rampton Road, the proposed residential dwellings would be sited, at their nearest, 45 metres from these neighbouring properties along Rampton Road. The proposed dwellings would be either side on, or front on to the rear gardens of these properties along Rampton Road. Given the distance of the proposed dwellings from the neighbouring properties, the proposal is not considered to result in any unacceptable harm in terms of privacy, loss of light or be visually overbearing to the rear garden areas and rear elevations.
87. Comments have been received from neighbours in regard to the vehicular access which is proposed between the two neighbouring properties at Nos. 119 and 113 Rampton Road and that this would be used as the main vehicular access resulting in an increase in noise, fumes, loss of amenity and privacy, impacting on neighbour amenity. The principle of the two priority controlled vehicular accesses and junctions onto Rampton Road were agreed under the Outline consent S/2413/17/OL and considered acceptable in terms of impact on neighbours.
88. Concerns were raised regarding the vehicular access sited between Nos. 119 and 113 Rampton Road being used for the construction traffic for the development. Condition 7 of the variation of condition application S/4116/18/VC seeks details of the traffic management plan to be submitted and this discharge of condition application has yet to be received.
89. The proposal would therefore accord with Policy HQ/1 of the Local Plan.

Biodiversity

90. The ecological constraints of the site were considered under the outline planning application.
91. An Ecological Enhancements Scheme in relation to condition 14 of the outline consent and Protected Species Mitigation Strategy in relation to condition 12 of the outline consent have been submitted as part of this Reserved Matters application.
92. The submitted Protected Species Mitigation Strategy is adequate and details the installation of 50 bat boxes and 50 bird boxes across the site.
93. The submitted Ecological Enhancement Scheme is sufficient to provide a wide variety of mitigation strategies. The Ecology Officer has requested that further bat and bird boxes are provided within the site and the number of hedgehog holes are provided between dwellings. A condition shall be added to require these details to be provided.
94. The proposal will result in a wide range of habitats comprising native species and improve and maintain ecological connectivity. Given the above, the proposal would not result in the loss of any important habitats for protected species and would result in a net increase in biodiversity on the site, in accordance with Policy NH/4 of the Local Plan.

Contamination

95. The site has a relatively low risk historical use as agricultural land and is being developed into a sensitive end use (residential). A Phase 1 Desk Study was submitted as part of the Outline Consent in which it was agreed that further environmental assessment work would be required as a result of the Desk Study.

96. As part of this Reserved Matters application, a Phase 2 Site Investigation Report has been any submitted. The Contaminated Land Officer has commented that parts i and ii of condition 19 are satisfied, parts iii and iv remain outstanding until the validation works are implemented. Condition 19 of the variation of condition application S/4116/18/VC requires a detailed scheme for the investigation and recording of contamination to be submitted, and a discharge of condition application in relation to this condition will be required.
97. The proposal would therefore comply with Policies SC/11 of the Local Plan.

Permeability

98. The site is considered to provide good movement and connectivity for vehicles, cyclists and pedestrians.
100. The site will provide two vehicular accesses off Rampton Road as detailed in the Outline Consent. Two pedestrian and cycle accesses will be provided, one from Rampton Road and a pedestrian and cycle link is proposed to the south east of the site to link to the adjacent development. A condition shall be added (condition H) to ensure this is implemented.
101. Footpath links will be provided through the site along a trim trail.
102. This would ensure permeability throughout the development through walking and cycling, and to the adjacent neighbouring sites.

Other Matters:

103. Neighbours have raised concern regarding impact of the proposal on services and facilities within Cottenham. The principle of residential development has been established under Outline application S/2413/17/OL in which the proposed scale of development and cumulative impact on services was discussed and considered acceptable in terms of the size of the village and sustainability of the location.
104. Neighbours have requested a crossing be proposed on Rampton Road. However, highway safety and mitigation for traffic generation were considered under Outline application S/2413/17/OL and a crossing facility (toucan) at Rampton Road was secured by way of a condition and Section 106 Agreement for a contribution towards the maintenance of the crossing.

Conclusion

105. The principle of residential development up to 200 dwellings on the site, has been established through outline planning consent S/2413/17/OL, varied by application S/4116/18/VC. This cannot be revisited notwithstanding the adoption of the current Local Plan in September 2018.
106. Whilst the concerns of the Parish Council and local residents are acknowledged in relation to drainage, surface water and design and the impact upon the character and appearance of the area, no objections have been received from statutory consultees in relation to these matters.
107. Most of these matters were considered at outline stage and no adverse impacts were identified that could not be controlled or mitigated by way of conditions.
108. The amendments are considered to further improve the quality of the scheme to

ensure that it preserves the character and appearance of the area and fits comfortably within its rural context. The reserved matters details for appearance, layout, scale and landscaping of the development are considered acceptable by officers and the application is therefore recommended for approval subject to conditions.

109. Having regard to applicable national and local planning policies, and having taken all relevant material considerations into account, it is considered that the reserved matters should be approved in this instance.

Recommendation

110. Officers recommend that the Committee approves the application, with the planning conditions and informatives set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: 1913 / P / 10.01, 1913 / P / 10.02 Rev F, 1913 / P / 10.03 Rev F, 1913 / P / 10.04 Rev F, 1913 / P / 10.05 Rev F, 1913 / P / 10.06 Rev C, 1913 / P / 10.07 Rev A, 1913/P/10.01, 1913/P/10.02, 1913/P/10.03, 1913/P/10.04, 1913/P/10.05, 1913/P/10.06, 1913/P/10.07, 1913/P/20.01, 1913/P/20.02, 1913/P/20.11, 1913/P/20.12, 1913/P/20.21, 1913/P/20.22, 1913/P/20.31, 1913/P/20.32, 1913/P/20.41, 1913/P/20.42, 1913/P/20.51, 1913/P/20.52, 1913/P/20.61, 1913/P/20.62, 1913/P/20.63, 1913/P/20.71, 1913/P/20.72, 1913/P/20.81, 1913/P/20.82, 1913/P/20.83, 1913/P/20.91, 1913/P/20.92, 1913/P/20.101, 1913/P/20.102, 1913/P/20.103, 1913/P/20.111, 1913/P/20.112, 1913/P/20.113, 1913/P/30.01, 1913/P/30.02, 1913/P/30.03, 1913/P/40.01, 1913/P/40.02, 1913/P/40.03, 1913/P/40.04, 1913/P/50.01, 1913/P/50.02, 1913/P/50.03, 1913/P/20.04. (Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
- (b) No development above foundation level shall take place until details of external materials of construction for the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details. (Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (c) 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 NH/4 of the South Cambridgeshire Local Plan 2018.)

- (d) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details 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 HQ/1 and NH/4 of the South Cambridgeshire Local Plan 2018).
- (e) No development above slab level shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.
(Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)
- (f) All accesses shall be constructed to ensure that their falls and levels are such that no water from individual residential properties drains across or onto the adopted public highway.
(Reason: For the safe and effective operation of the public highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)
- (g) No demolition or construction works shall commence on site until a traffic management plan (TMP) has been agreed with the Local Planning Authority in consultation with the Highway Authority. The Traffic Management Plan shall include the following details:
(i) Movements and control of muck away lorries (all loading and unloading shall be undertaken off the adopted highway)
(ii) Contractor parking, for both phases all such parking shall be within the curtilage of the site and not on the street.
(iii) Movements and control of all deliveries (all loading and unloading shall be undertaken off the adopted public highway).
(iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway.
(Reason: in the interests of highway safety in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018.)
- (h) No development shall be occupied until a scheme for the provision of a shared footway/cycleway from the community orchard within the site to connect to the adjacent development to the south east as shown on site layout plan 1913/P/10.02 Rev F 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 prior to the occupation of any part of the development. (Reason – To ensure permeability between the developments in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (i) No development above foundation level shall take place until details of the pumping station and sub station have been submitted to and agreed in writing

by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.

(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

- (j) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F and Part 2, Class A of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (k) 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.)
- (l) No development above slab level shall take place until details of the materials for the trim trail have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

Informatives

- (a) **Anglian Water Assets Affected**
Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.
- Highway Safety**
- (b) The use of permeable paving for private driveways does not give the Local Highway Authority sufficient comfort that in future years water will not drain

onto or across the adopted public highway.

- (c) The Highway Authority would seek that the submitted Traffic Management Plan (TMP) be a separate and individual document to any Construction Environmental Management Plan (CEMP). While the TMP and the CEMP are linked they deal with two very different elements of the works and the TMP relates to how the development will interact with users of the adopted public highway where the control of the same is significantly more limited than with site personnel.

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 Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/2413/17/OL

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