



9 September 2020

Report to: South Cambridgeshire District
Council Planning Committee

Joint Director of Planning and Economic Development

Lead Officer:

S/4207/19/RM – Land North East Of Rampton Road Cottenham

Proposal: Approval of matters reserved for appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development comprising 154 dwellings including access

Applicant: This Land

Key material considerations: Compliance with the Outline Planning Permission
Housing Provision (including affordable housing)
Open Space Provision

Reserved Matters:

- Layout
- Scale
- Appearance
- Landscaping
- Biodiversity
- Flood Risk and Drainage
- Highway Safety, Management of Roads and Parking
- Residential Amenity
- Heritage Assets
- Other matters

Date of Member site visit: None

Is it a Departure Application?: Yes (advertised 10 January 2020)

Decision due by: 11 September 2020 (extension of time agreed)

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

Presenting officer: Michael Sexton, Principal Planner

Executive Summary

1. Outline planning permission was granted at appeal on 10 May 2018 for residential development comprising 154 dwellings including matters of access with all other matters reserved.
2. A recent non-material amendment application updated the description of the outline consent to "...development comprising up to 154 dwellings..." (reference S/2876/16/NMA1).
3. As amended, the reserved matters application proposes the development of 147 dwellings.
4. The referendum on the Cottenham Neighbourhood Plan was due to take place on 26 March 2020. This was suspended due to the COVID-19 pandemic. Guidance published by central government in April 2020 indicates that no neighbourhood plan referendums can take place before May 2021.
5. Under National Planning Practice Guidance, 'new' paragraph 107 sets out changes that have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic. The result of this guidance is that the Cottenham Neighbourhood Plan can be given significant weight in decision-making, so far as the plan is material to the application.
6. The proposed development would result in some conflict with policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan by virtue of the introduction of a built form of development into a currently undeveloped and relatively open area of the countryside and village edge where a vista towards All Saints Church, Cottenham has been identified on Rampton Road.
7. The proposed development would also result in some minor conflict with policy COH/1-5 of the Cottenham Neighbourhood Plan in terms of scale (height) of the proposed dwellings. There would be limited areas of the development where the larger heights of the proposed properties would be evident when read in conjunction with existing properties in the immediate area, specifically the southern portion of the site (i.e. Plots 1 to 17).
8. The conflict identified with policies in the Cottenham Neighbourhood Plan and the extent of that identified harm must be weighed against the benefits and positive design responses of the scheme.
9. The site is a relatively spacious and low-density development, appropriate to its rural edge of village location, placing a large central green at the heart of the new development. Being a slightly more 'detached' development from the main village, the site is afforded the opportunity to both respond positively to the design characteristics of the existing village while also creating its own legibility and architectural pattern.
10. The proposed development provides a high quality and spacious development which incorporates a variety of bespoke house types that has a contemporary

appearance which aims to create a 21st century identity for the site, while drawing on design characteristics and architectural details from the existing village. The dwellings have well designed elevations which are generally well positioned and responsive to their location within the site, with the use of subtle variations between forms, elevational detailing, and materials to further enhance the aesthetics of the site.

11. The development incorporates large amounts of soft landscaping and additional tree planting, which are well integrated within the site. Les King Wood, the north-western boundary of the site and a designated Local Green Space, is to be significantly enhanced and made more accessible.
12. Although not required by condition on the outline consent, 124 of the 147 properties (84%) would meet or exceed national space standards. The 23 units which would not meet or exceed these standards, all of which are market units (house type B), only fail slightly on the basis of a slightly smaller level of built in storage than is required (rather than falling short on habitable areas such as bedrooms).
13. 113 of the 147 properties (77%), including all affordable units, would be built to accessible and adaptable dwellings M4(2) standard, beyond the 5% requirement of policy H/9(4) of the Local Plan.
14. Each property is afforded a generous area of private amenity space (in some cases a communal area), which meet or generally exceed the recommendations of the Council's District Design Guide.
15. The elements above, together with the spacious layout of the site and good level of separation between properties, result in the development providing a very high-quality level of amenity to the future occupiers of the site.
16. Taken collectively, these factors (and those detailed throughout this report) would accord with policy requirements from both the Cottenham Neighbourhood Plan and the South Cambridgeshire Local Plan along with guidance from the Cottenham Village Design Statement and District Council's District Design Guide Supplementary Planning Documents.
17. Furthermore, the development of the site would result in the provision of 147 dwellings towards the Council's 5-year housing land supply and the erection of 59 affordable units to help meet an identified local need.
18. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable and that the benefits and positive design responses of the scheme outweigh the limited harm identified and the associated conflict with elements of the Cottenham Neighbourhood Plan. The proposal would provide a high-quality scheme which would make a positive contribution to the local and wider context of the site and the character of the area, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.

19. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

20. Pre-application Enquiry PRE/0319/19 – Reserved matters application following outline consent for 154 dwellings (including Design Workshop).
21. S/2876/16/NMA1 – Non material amendment on application S/2876/16/OL for description of development to include the words "up to", so that the description reads "Outline Planning Application for residential development comprising up to 154 dwellings including matters of access with all other matters reserved" – Approved.
22. S/3551/17/OL – Outline Planning Application for residential development comprising 125 dwellings including matters of access with all other matters reserved – Withdrawn.
23. S/2876/16/OL – Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved – Appeal Allowed.
24. S/2828/16/E1 – Screening Opinion – Have No Objection To.

Planning policies

National Guidance

25. National Planning Policy Framework 2019
National Planning Practice Guidance 2018
National Design Guide 2019

South Cambridgeshire Local Plan 2018

26. 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/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 – Water Efficiency
CC/6 – Construction Methods
CC/7 – Water Quality
CC/8 – Sustainable Drainage Systems
CC/9 – Managing Flood Risk
HQ/1 – Design Principles
HQ/2 – Public Art and New Development
NH/2 – Protecting and Enhancing Landscape Character
NH/3 – Protecting Agricultural Land

NH/4 – Biodiversity
NH/12 – Local Green Space
NH/14 – Heritage Assets
H/8 – Housing Density
H/9 – Housing Mix
H/10 – Affordable Housing
H/12 – Residential Space Standards
SC/2 – Health Impact Assessment
SC/6 – Indoor Community Facilities
SC/7 – Outdoor Play Space, Informal Open Space and New Developments
SC/8 – Protection of Existing Recreation Areas, Allotments and Community Orchards
SC/9 – Lighting Proposals
SC/10 – Noise Pollution
SC/11 – Contaminated Land
SC/12 – Air Quality
TI/2 – Planning for Sustainable Travel
TI/3 – Parking Provision
TI/8 – Infrastructure and New Developments
TI/10 – Broadband

Cottenham Neighbourhood Plan Referendum Version (February 2020)

27. COH/1-1 – Landscape Character
COH/1-2 – Heritage Assets
COH/1-5 – Village Character
COH/1-7 – Local Green Space
COH/2-1 – Development Framework
COH/2-2 – Large Site Design
COH/4-1 – Recreation & Sports Hub
COH/4-4 – Sports Facilities

South Cambridgeshire Supplementary Planning Documents (SPD):

28. Sustainable Design and Construction SPD – Adopted January 2020
Cambridgeshire Flood and Water SPD – Adopted November 2016
Health Impact Assessment SPD – Adopted March 2011
Affordable Housing SPD – Adopted March 2010
District Design Guide SPD - Adopted March 2010
Landscape in New Developments SPD - Adopted March 2010
Biodiversity SPD - Adopted July 2009
Open Space in New Developments SPD - Adopted January 2009
Trees & Development Sites SPD - Adopted January 2009
Cottenham Village Design Statement SPD – Adopted November 2007

Consultation

29. Cottenham Parish Council – Objection.

See Appendix 1 for a full copy of the comments received from Cottenham Parish Council on 06 August to the amended proposal.

The comments of Cottenham Parish Council received on 06 August 2020 are summarised as follows:

We have identified below a number of ways in which the proposition has deteriorated since the refusal of the original application and on which the Appeal Inspector, when granting outline permission wrote:

"19 With control that exists in relation to scale, layout, appearance and landscaping I have no doubt that a well-designed permeable housing development that has proper regard to the guidance contained within the supplementary planning document, 'Cottenham Village Design Statement', and which complements the village could be achieved."

The policies in Cottenham's Neighbourhood Plan, which includes extracts from Cottenham's Village Design Statement, can be given significant weight in decision-making, so far as the plan is material to the application.

The developer is attempting to squeeze around 150 houses into a site some 2 hectares smaller than that for which outline permission was obtained; a constraint that has prevented the developer from living up to the Appeal Inspector's aspiration, expressed in paragraph 19 of his report.

We have identified thirteen flaws that exacerbate the challenge and support a refusal of this application and proposed some mitigations that could make the application more compliant with the NP.

Application Boundary(1)

Although not mandatory, it is usual for the red line boundary, substance and planning conditions attached to a successful appeal for outline planning permission to be closely aligned with those in a subsequent application for approval of Reserved Matters on the same site. Within the context of the original red line boundary, the Appeal Inspector stressed the importance of the Cottenham Village Design Statement in paragraph 19.

This application is for essentially the same number - 154 - of houses that were refused by SCDC under S/2876/16/OL on a red line site that was over 2 hectares larger in area than that proposed here.

The constricted red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's initial refusal of outline permission here) and arrangements for safe management of

surface water, especially along the edge of Les King Wood, which became protected Local Green Space in Cottenham's Neighbourhood Plan.

Application Boundary(2)

The Appeal Inspector included, within condition 4, P16021-003E (a site masterplan), albeit "only in respect of those matters not reserved for later approval." It is inconceivable that the Appeal Inspector, in coming to conclusion 19 above was not influenced by the layout shown in P16021-003D/E.

The restrained red line site also reduces the land available for retention as public open space adjacent to the existing sports pitches at the Recreation Ground - as shown, albeit not very clearly, in the appeal drawing P16021-003D/E which included the masterplan in the original refused application - and a much larger contiguous public open space.

Cottenham Village Design Statement

Although the Appeal Inspector gave minimal weight to either the then unadopted SCDC Local Plan or pre-examination Cottenham Neighbourhood Plan, he gave substantial weight to Cottenham's Village Design Statement (paragraph 19)

The proposed design and layout of the site demonstrates little regard to the policies of the Village Design Statement and even less to the policies in the more recent Cottenham Neighbourhood Plan (which now carries significant weight), which draws many "village design" principles from the Supplementary Planning Document.

The proposed design and layout appear to give too much weight to the urban "look and feel" proposed by SCDC's District Design Guide.

The village-oriented policies of the Cottenham Neighbourhood Plan (COH/1-5) should pre-empt those of the more urban-focused District Design Guide, especially as the Appeal Inspector paid no regard to the latter.

Cambridgeshire County Council

Cambridgeshire County Council retains a strong financial interest in the site and its development. This Land, CCC's wholly-owned subsidiary and the applicant here, has - excluding Les King Wood - only acquired some 8.76 hectares of the original 10.81 hectare red line appeal site, leaving over 2 hectares in the ownership of the County Council, presumably as a base for expanding the Primary School in Lambs Lane. Safety issues arising from that expansion necessitate an alternative site entrance and, a need to retain freehold land to trade against leased land to be "re-possessioned". County Councillors on the SCDC Planning Committee have complex conflicts of interest between these various proposals.

There have been reports on the difficulties faced by Planning Authority decision-makers attempting to make proper determinations when faced by intense lobbying, pressures to correct 5-year land supply deficiencies, and conflicts of interest with other public roles. In this case, any County Councillor must be aware of the financial pressures on the County Council which have forced them to assume the role of a speculative developer in order to convert the capital value of land-holdings into future income to repay debt and maintain services. Some may also be involved with provision of education services or overly concerned to maintain SCDC's 5-year land supply.

Layout

The proposed layout is not dissimilar to that originally proposed in the refused S/2876/16/OL application which had fewer houses along the perimeter of Les King Wood and even had a relatively non-invasive route for a rear access to the putative Primary School expansion and, albeit only in the Design & Access storybook, a footway to the Community Facilities and Lambs Lane. That layout, the only one available to the Appeal Inspector, could have been refined, parties willing, into an acceptable layout and solution if some houses were removed from the southern extreme of the site.

The constrained red line site puts pressure on house location and prevents linking the application site to the rear of the expanded Primary School without cutting through playing fields, creating a safety hazard for young people enjoying sport and wasting invaluable sport space by avoidable road development.

Vista

The proposal blocks vista 2 to our Grade I Listed Building identified in policy COH/1-1a in Cottenham's pre-referendum Neighbourhood Plan.

The restrained red line site puts pressure on house location and protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's refusal of outline permission).

Design & Layout

The design and layout conflicts with Cottenham's Village Design Statement and policy COH/1-5a, b, c, and d which is a derivative of it, intended specifically to apply lessons learned from previous new build projects in Cottenham in order to conserve the character of the village as explained in the Neighbourhood Plan and the E8 and E12 Evidence Papers prepared in its support.

In the south of the site, the second tier of 11 houses (street scene 4 - a run of five near-identical houses, each with unusually steep pitches on garage roofs followed by another run of five near-identical houses with unusually steep pitches on both house and garage roofs followed by a singleton), are uncharacteristic of Cottenham designs (NP policy COH/1-5b,c), and prevent a

larger area being available for public open space contiguous with the existing sports facilities (NP policies COH/4-1 and COH/4-4).

These tall houses, being out of character and close to established ones are a particular concern when they become even more overbearing when their relative height is increased by the inevitably higher datum of the new properties as a result of land recovered from site groundworks being re-distributed around the site.

Around Ramphill Farm, 3 blocks totalling 10 maisonettes (street scene 2) and the redundant stub "road to nowhere", which are also out of character with Cottenham village character (NP policy COH/1-5b,c), and prevent a better configuration of public open space (NP policies COH/4-1 and COH/4-4), especially when the adjacent County Council hectare becomes available if/when the Primary School expands onto Parish Council leased land.

The restrained red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan and site layout, which although improved from previous attempts, retains too many areas of "sameness" by having too many near-identical house designs (ridge heights, plot widths, building lines and site positions)

Les King Wood

Although rejected as Local Green Space in the adopted SCDC Local Plan due to it being disconnected from the village at the time, recent developments, especially the Gladman / Redrow site on the opposite side of Rampton Road and its recent connection via a bridleway to Broad Lane, have brought it into a well-connected position in the village's green infrastructure. Cottenham's Neighbourhood Plan includes most of it as Local Green Space. The wood is already Public Open Space in all but name and this development proposal risks compromising its availability by locating a substantial SUDS within its boundary.

The smaller red line site puts pressure on house location, protection of a key vista in Cottenham's Neighbourhood Plan and arrangements for safe management of surface water, especially along the edge of Les King Wood, which became Local Green Space in Cottenham's Neighbourhood Plan.

Drainage

The runoff from the sandy-clayey site is proposed ultimately to use the adjacent Catchwater Drain which is connected to the IDB's Queenholme Pumping Station. However, the design calculation seems to have been misled by "local authorities" (Surface Water Drainage Strategy Addendum); contradicting the Appeal Inspector's condition 16 by instructing the engineers to use only impermeable land in the run-off calculation despite knowing that the permeable land does not support infiltration.

The design itself is necessarily complex to manage even these lesser flows and will be almost impossible to maintain given the nature of the soil as is well

known to users of Les King Wood or the 3rd Field. There is insufficient space to install adequate surface water retention and release capacity to slow run-off flows down to the 1.1 litres per second per hectare required by the IDB's system without seriously compromising Les King Wood.

There is no agreement with the IDB to accept that run-off into a system that may already be compromised by the uncontrolled Northstowe outflows. An effective design may require much more of Les King Wood - now Local Green Space in Cottenham's Neighbourhood Plan - to be consumed by the Sustainable Urban Drainage System.

The constrained red line site puts pressure on house location and arrangements for safe management of surface water, especially along the edge of Les King Wood, which became Local Green Space in Cottenham's Neighbourhood Plan. Currently there are serious doubts over the adequacy of the design - both in capability and maintainability, risk involved should the site be abandoned when only partly developed with an incomplete and or ineffective SUDS, and, in the long run, the SUDS becoming ineffective due to clogging by the sandy/clayey soil or in the absence of a long-term maintainer.

Planning conditions previously imposed on Brenda Gautrey Way, Tenison Manor, Racecourse View and others have not been adequately enforced undermining local trust in the enforcement regime.

Potential New Primary School Access

Access Road from Rampton Road to the proposed rearward extension of Cottenham Primary School. It has recently been confirmed by Cambridgeshire County Council that their intention is to extend the site rearward into land which is currently leased by Cottenham Parish Council, potentially reducing the amount of land available for sport.

In addition, because of safety concerns over increased traffic an expansion would bring to Lambs Lane, This Land has been required to show a "stub" road headed towards the potential extension despite such stub roads normally being objected to by County Highways unless there is a clear purpose and onward connection.

It is notable that 1 hectare of the reduction in site area arises from Cambridgeshire County Council's retention of 1 hectare that potentially links the application site and the land leased to Cottenham Parish Council. This Land misleadingly (Design & Access addendum p25) shows how a full-size 11 v 11 football pitch might be integrated into this 1 hectare into Cottenham's sports provision without showing the effects of the intersecting road.

Withholding the 1 hectare achieves several things - at a cost. It underwrites the possibility that the application site can be connected to the future Primary School extension, subject to planning permission, and might also form the basis of the required "land swap" should part of the leased 3rd Field be taken for the school extension. However a full 5.1 metre road plus footways and fences etc.

as insisted on by County Highways for the Recreation Ground access road upgrade, would encroach considerably onto the land available for the required 11v11 pitch, as would the FA's stipulated additional 3 metre "respect" space along the touchlines. The indicative layout shown on page 25 of the Design & Access addendum statement is misleading by implying there would be space for such a 11 v 11 pitch. The road, in this position would necessarily cross land designated as Local Green Space.

Sports Field

Reconfiguring sports fields is an expensive proposition, made even more expensive if intensification of use (all-weather surfaces, flood-lighting) is necessary due to reduced area being available to serve a larger population. As Cottenham grows and the constraints on space proposed by this development, an all-weather multi-use area will be needed close to the pavilion (to avoid surfaces being contaminated with mud). The proposed Public Open Space in the south of the development is not large enough to support, say a 11v11 and a 3-court netball arena, both of which are necessary additions supported by s106 funding agreements.

The restrained red line site puts pressure on house location and reduces the land available for retention as public open space adjacent to the existing sports pitches at the Recreation ground - as shown, albeit not very clearly, in the appeal drawing P16021-003D/E which reflected the masterplan in the original refused application.

Boundary Treatments

This Land is proposing to remove a considerable amount of established hedgerow, replacing it with close-boarded fencing to secure the site perimeter, in conflict with policy NH/4 in SCDC's adopted Local Plan and the commitment in the biodiversity enhancement strategy (page 9) to retain this hedgerow throughout the development.

The restrained red line site puts pressure on environmental protection in conflict with Local Plan policy NH/4.

Public Open Space

Status of the POS it is not clear how much Public Open Space will be retained on-site and how and on what basis this will be maintained and available for public use.

Les King Wood which has been regarded as part of Cottenham's public open space since its inception in 2000. Inclusion in Cottenham's Neighbourhood Plan as Local Green Space and recent connection via bridleway to Broad Lane elevated its local importance.

The land towards Rampton Road, identified as possible POS is too small for effective use in an all-weather upgrade for more intensive use.

The restrained red line site puts pressure on house location and reduces the land available for retention as public open space, especially adjacent to the existing Sports pitches at the Recreation ground.

Proposed Mitigation

- A considerable reduction in the number of houses being proposed adjacent to the existing playing fields and some relocated nearer to Les King Wood without compromising the key vista.
- Early engagement with the County Council to secure a non-invasive access route to a school extension and shorten the walking distance into the village by the necessary land exchanges or permissions.
- The issues of potential conflict of interest arising from either County or District Council priorities can, given the substantial change in "red line area", only be properly dealt with by referral to a neutral Planning Inspector following SCDC refusal of this application and a presumed appeal by the applicant.
- Removal of the second tier of 11 houses, which are uncharacteristic of Cottenham designs, to conserve village character (NP policy COH/1-5b,c), and facilitate a larger area being available for public open space contiguous with the existing sports facilities (NP policies COH/4-1 and COH/4-4).
- Removal of 3 blocks totalling 10 maisonettes (street scene 2) and the redundant stub "road to nowhere", which are also out of character with Cottenham designs, to conserve village character (NP policy COH/1-5b,c), and facilitate a better configuration of public open space (NP policies COH/4-1 and COH/4-4), especially when the adjacent County Council hectare becomes available if/when the Primary School expands onto Parish Council leased land.
- Relocation or removal of up to 20 houses (street scene 6), which are out of character with Cottenham designs requiring more variety of ridge height and building line, to conserve village character (NP policy COH/1-5b,c), and restore the vista (NP policy COH/1-1a vista 2) through to the Grade I listed All Saints Church and allow more space, albeit with some tree loss, for proper drainage systems (NP policy COH/2-2e) without destroying Les King Wood - a Local Green Space (NP policy COH/1-7, SCDC policy NH/14).
- The boundary treatment around the site should be secure against informal pedestrian access and based, wherever possible on existing hedgerow to protect a wildlife "habitat of principal importance" for commuting bats, birds and invertebrates (SCDC policy NH/4).
- The design of the surface water management system should be independently assessed to give confidence to Cottenham Parish Council and the community.
- The adequacy and ownership status of the Public Open Space near the Sports Pavilion must be verified (NP policies COH/4-1 and COH/4-4 and supporting Evidence Paper E4).

30. **Affordable Housing Officer – Support.**

Affordable Housing

The number of residential dwellings in the amended application has reduced from 154 to 147. This subsequently has reduced the number of affordable units to 59 from 62. This is acceptable.

Housing Mix

The reduction in the number of affordable units means that 2 x 2 bed flats & 1 x 2 bed house has been removed from the original application. This is acceptable.

All the affordable homes will be built to M4(2) standards on this scheme.

The applicant has confirmed that the tenure split will be 70/30% split in favour of Affordable rent.

All affordable housing units meet or exceed the Governments Technical Housing Standards.

Clustering

The layout presented shows clusters of affordable housing varying from 4 to 12 dwellings per cluster and are well distributed among the market housing.

The applicant has provided further information on the individual tenure of each affordable unit. I can confirm we approve of the placement of the individual tenures.

Design & Appearance of Affordable Housing

The scheme adheres to SCDC Affordable SPD 2010, with regard, to its requirements that the affordable housing is not distinguishable from market housing by its external appearance.

Additional S106 Agreement Obligations

The following are obligations expected on this scheme that were agreed in the S106 – 21 March 2018 and are not mentioned above.

- The rental level for any individual Affordable Dwelling should not exceed the Local Housing Allowance Level (or equivalent benefit level) or 80% of Market Rent, whichever is lowest.
- A Local Lettings Plan for this scheme is to be agreed between the Registered Provider & Local Authority. This will detail a local connection priority for Cottenham residents and a suitable cascade mechanism thereafter for bordering villages and finally any village within South Cambridgeshire.

31. **Anglian Water** – No objection

Assets

Request wording provided is included on any decision regarding Anglian Water Assets.

Wastewater Treatment

The foul drainage from this development is in the catchment of N/A Water Recycling Centre which currently does not have capacity to treat the flows the development site. Anglian Water are obligated to accept the foul flows from the development with the benefit of planning consent and would therefore take the necessary steps to ensure that there is sufficient treatment capacity should the Planning Authority grant planning permission.

Our initial assessment indicates that this development lies beyond the range at which detectable noise and odour from the water recycling centre operation would normally be anticipated.

Used Water Network

We have reviewed the applicant's submitted foul drainage strategy and flood risk documentation and consider that the impacts on the public foul sewerage network are acceptable to Anglian Water at this stage.

Surface Water Disposal

We have reviewed the applicant's submitted surface water drainage information (Drainage Strategy) and have found that the proposed method of surface water discharge does not relate to an Anglian Water owned asset. As such, it is outside of our jurisdiction and we are unable to provide comments on the suitability of the surface water discharge.

32. **Cambridgeshire Fire and Rescue** – No objection.

Request adequate provision be made for fire hydrants through Section 106 agreement or planning condition.

33. **Camcyle** – Objection.

The proposed two access points interrupt the shared-use pavement and do not provide suitable crossing points that are usable by people cycling.

The applicants should submit revised drawings showing access points onto Rampton Road with crossings that are in compliance with Local Transport Note 1/20 and Policy TI/2 for cycling along the Rampton Road shared-use pathway.

Details of cycle parking for all the dwellings need to be submitted as well.

34. **Contaminated Land Officer** – No objection.

A condition was placed on the outline consent requiring investigation for potential contamination; no further comment is required for this Reserved Matters application.

35. **Designing Out Crime Officer** – No objection.

This appears to be an appropriate layout in relation to crime prevention and the fear of crime providing reasonable levels of natural surveillance from neighbour's properties with many of the homes facing each other and some overlooking the public open space and LEAP.

Do have the following comments for consideration as the application progresses:

- External Lighting – our recommendation is that all adopted and un-adopted roads, private roads, shared drives and parking areas, should be lit with columns to BS5489:1 2013.
- Would like to see what crime prevention measures will be proposed/adopted in relation to building security, cycle and bin store security and boundary treatments.

36. **Ecology Officer** – No objection.

Ecological Enhancement Scheme

The applicant has submitted an updated Biodiversity Management Strategy which now includes linear biodiversity features. It confirms that there will be a net gain in linear biodiversity which is welcomed. The applicant also submitted an email which provided confirmation of how the habitats highlighted by my colleague were assessed as in poor condition. The applicant has used the Environment Bank Biodiversity Calculator not the DEFRA Metric 2.0 as assumed. The Environment Bank calculator uses a different set of habitat assumption than DEFRA 2.0 and therefore according to the calculator used the assumptions are correct.

Lastly the aspiration to develop a woodland in 'good condition' has been accepted and the calculation adjusted. The site will still provide a net gain in biodiversity which is welcomed. Although this is not at the 10% provision that we should be aiming for, the retention and further management of the wooded areas will provide a great source of biodiversity in the future and therefore it should be looked on favourably.

The application can therefore be supported in terms of ecology and biodiversity. The amended Biodiversity Enhancement Strategy should be secured through condition. In addition an ecological mitigation and enhancement compliance report, a strategy regarding ash dieback, and details of sensitive external lighting design will also need to be secured by condition if consent is granted.

Otter and Water Vole Report

The report confirms that there will be no works within 25m of the drain as Les King Wood will be retained and protected during works. As water vole burrows are usually found within 5m of watercourse edges, and due to existing footpaths being used for recreational access, no further surveys are required. The precautionary measures detailed are acceptable and should be secured by condition if consent is granted.

Precautionary Method of Works

Revised drawing no. C130395-04-01 Rev A in Ecological Precautionary Methodology Rev C (Middlemarch Environmental, March 2020) shows the entirety of the woodland and north-east corner as a red i.e. high risk area. The report confirms that the woodland will be retained during works. The area will be protected with barrier fencing as set out in Section 4. I have no objection to the approach proposed which will need to be strictly followed.

Woodland Management Plan

Woodland will now to retained and protected as stated in the plan. The suggestion for a strategy for ash dieback to be conditioned is acceptable in this instance. A strategy regarding ash dieback and details of sensitive external lighting design will also need to be secured by condition if consent is granted.

- 37. **Environment Agency** – No formal comment to offer.
- 38. **Environmental Health Officer** – None received.
- 39. **Historic Buildings Officer** – No comment to make.
- 40. **Historic Environment Team (Archaeology)** – No objection.

As the red line boundary has changed from the outline planning consent, recommend an archaeological condition to secure a programme of archaeological work which has been secured in accordance with a written scheme of investigation (WSI).

- 41. **Landscape Officer** – No objection.

Recommend Woodland Management Plan 06 Rev C & Biodiversity Enhancement Strategy 05 D be included as approved documents.

Insufficient soft landscape details submitted on landscape masterplan; soft landscape to be conditioned.

Recommend details of boundary treatment, lighting and cycle storage areas be conditioned.

42. **Lead Local Flood Authority** – No objection.

The documents submitted demonstrate that surface water from the proposed development can be managed through the use of permeable paving, detention basins, bio-retention areas, a balancing pond and a below ground attenuation tank. This will restrict surface water to a rate of 3.5 l/s during all events up to and including a 1 in 100 year event plus a 40% allowance for climate change before it discharges into the Catch Water Drain to the north-west of the site, which is managed by the Old West Internal Drainage Board (IDB).

The LLFA is supportive of the use of permeable paving, detention basins, balancing ponds and bio-retention areas as in addition to controlling the rate of surface water leaving the site they also provide water quality treatment which is of particular importance when discharging into a watercourse.

Water quality has been adequately addressed when assessed against the Simple Index Approach outlined in the CIRIA SuDS Manual.

Recommend the following conditions:

- Surface water drainage scheme for the site (based on sustainable drainage principles and upon the principles within the agreed Surface Water Drainage Strategy Addendum prepared by Gyoury Self Partnership (ref: 14288PL-DRN Ad Revision B) dated 12 March 2020.
- Details for the long-term maintenance arrangements for the surface water drainage system.

Suggest informatives for IDB consent and pollution control.

43. **Local Highways Authority** – No objection.

Request drawing number 1005.0002.009 Rev D be submitted as a standalone drawing and not appendix E of the Transport Assessment to enable this drawing to be included within the approved drawings.

Recommend conditions for:

- Arrangements for future management and maintenance of streets within the development.
- Pedestrian visibility splays.

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 swales will need to be managed by either 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 surface water.

44. **Natural England** – No comments to make.

45. **Old West Internal Drainage Board** – Objection.

This application is outside of the Old West Internal Drainage District but the site will discharge into one of the Board's Main Drains.

The proposed flow rate stated in the flood risk assessment is based on the total site area which it should only take into account the impermeable areas to calculate the flow rate.

Therefore, based on the above reason, the Board objects to this application.

46. **Public Health England** – No comments to make.

47. **Sport England** – No objection.

48. **Sustainability Officer** – No objection.

The applicant provides an Energy Strategy which states that a fabric first approach will be delivered for this development, including the use of the following measures in all dwellings:

- Energy-efficient building fabric and insulation to all heat loss floors, walls and roofs
- High-efficiency double-glazed windows throughout
- Good air-tightness result
- Efficient-building services including high-efficiency heating systems
- Low-energy lighting throughout

Improved fabric and the use of Air Source Heat Pump Technology should ensure the development reduces carbon emissions by 11.96%, of which 10.14% is achieved via the installation of a low/zero carbon technology. This makes the proposed development compliant with Local Plan Policy CC/3.

Water Efficiency

The applicant suggests that water reductions will be achieved via the installation of a number of low flow fixtures and fittings. The applicant has provided the flow rates for these along with Building Regulations Part G water calculations which demonstrates that dwellings should use no more than 109.71 litres per person per day.

This should ensure the development is compliant with the requirements of Local Plan Policy CC/4

Condition

Recommends a condition that the approved renewable/low carbon energy technologies (as set out in the Energy Statement and/or as shown on the approved plans) shall be fully installed and operational prior to the occupation of the development and thereafter maintained in accordance with a maintenance program.

49. **Sustainable Drainage Engineer** – No objection.

Because the strategy has changed since the report referenced in relation to condition 16 of outline planning permission S/2876/16/OL, the following conditions are required:

- Surface water drainage scheme for the site (based on sustainable drainage principles and in accordance with South Cambridgeshire District Council local plan policies, and upon the principles within the agreed Surface Water Drainage Strategy Addendum prepared by Gyoury Self Partnership (ref: 14288PL-DRN Ad Revision B) dated 13.05.2020.
- Details for the long-term maintenance arrangements for the surface water drainage system.

50. **Transport Assessment Team** – No objection.

51. **Trees Officer** – No objection

Woodland Management Plan (Ref: RT-MME-130395-06; dated March 2020) - This is ideal management plan for a woodland of this scale, age and character. It is outstanding that the woodland will be kept in its present dimensions for future Cottenham residents to enjoy. This can be listed as an approved document.

Detailed soft landscape plans by condition.

52. **Urban Design Officer** – Support.

Design Officers are supportive of changes introduced to the scheme following the last consultation. The scheme is considered to accord with the design objectives set out in the 'Cottenham Village Design Statement' (2007), 'Cottenham Neighbourhood Plan' (Referendum Version February 2020), 'South Cambridgeshire District Design Guide' (2010), Policy HQ/1 of the 'South Cambridgeshire Local Plan' (2018) and Paragraphs 127 & 130 of the 'National Planning Policy Framework' (2019).

Density

The reduction in the number of dwellings has resulted in a drop in density, i.e. a reduction from 24.5 dph (outline consented scheme) to 22.8 dph. The site layout consists of primarily detached and semi-detached dwellings that responds well to the context of the site, e.g. the row of dwellings, mostly detached dwellings, is set back from Les King Wood and are accessed off block paving next to a well-designed landscaped area, this layout approach respects the site's edge-of-village character. All properties meet the minimum private amenity space standards set out in the 'South Cambridgeshire District Design Guide' (2010). These lead to Design Officers' judgement that the proposed number of dwellings is appropriate for the site.

Visual impact

The applicant has provided sufficient information explaining how the proposed scheme would accord with the design objectives set out in Policy COH/1-1: 'Landscape character' of the 'Cottenham Neighbourhood Plan' regarding viewpoints 2 and 7 in Figure 6. The proposed layout has taken into account the existing vistas that contribute to the character and attractiveness of Cottenham, ensuring that Les King Wood is protected with proposed buildings sufficiently offset from it, upholding the long views Eastwards along the woodland edge towards the Grade 1 listed All Saint Church. Similarly, there is separation and openness across the King George V Fields north towards the Les King Wood with the development edge set back/green corridor into the heart of the development and proposed tree planting to retain the 'big sky' Fen Edge Character.

Trees are provided to the front gardens of Plots 96 to 106 and Plots 113 to 127. It is considered that these would help enhance views towards north when viewed from the recreation grounds from the south.

Appearance

The proposed street scenes drawing shows a variety of bespoke house types that has a contemporary appearance which aims to create a 21st century identity for the site. The dwellings generally have well designed elevations are generally well positioned. There are subtle variations between elevational treatment. The roof pitch is considered appropriate for the proposed dwellings and reflect some of the roof pitches of existing dwellings in Cottenham, together with the well-proportioned fenestrations, the buildings would help contribute to refreshing the architectural pattern. It is considered the architecture would enrich the fen-edge character of Cottenham, and the scheme is generally in compliance with Policy COH/1-5: 'Village character – new build' of the 'Cottenham Neighbourhood Plan' and the design objectives set out in Policy B/1 of 'Cottenham Village Design Statement' (2007) which encourages high-quality contemporary architecture.

Parking arrangement

A variety of parking arrangement is provided for the development. Most parking spaces are positioned next to the dwellings to minimise visual impact on the streetscene. Whilst there are areas of frontage parking, these are limited and they are generally positioned away from the front elevations of the dwellings, and are interspersed with planting to soften the impact on the streetscene and to minimise impact on residential amenity. I do not object to the parking courts provided for the apartments as they are generally well overlooked and incorporates planting

Suggested Conditions

Recommend conditions for 1) materials, including surface finishes; 2) boundary treatments; 3) details of all windows, doors, surrounds, heads, cills, eaves,

verges, soffits and fascia; 4) window and door recess; 5) details of substation and pumping station; 6) removal of trees; 7) boundary walls fronting street to be of brick construction; and 8) bin and cycle store details.

Representations from members of the public

53. Seven representations have been received raising objection to the proposed development. Full redacted versions of these comments can be found on the Council's website. In summary the following concerns have been raised:
- Bus service: Citi 8 passes twice a day, the service for the rest of Cottenham is more frequent, nearest bus stop is Lambs Lane.
 - Drainage and flooding issues.
 - Heavy construction traffic will increase the damage to already poor roads.
 - Highway safety.
 - Loss of amenity to the local community: recreation ground needs to increase in size and not be reduced with this number of housing being built on and around recreation ground (far better and sustainable for the sports clubs if they are all in one place).
 - Loss of light.
 - Loss of privacy.
 - New houses disproportionately higher and overbearing than existing Rampton Road (new is 9.3m, existing is approx.8.3m measured by counting brick courses).
 - Outline application promised footpath and cycleway connection to Lambs Lane via recreation ground. These are absent from the RM application.
 - Protection for boundary walls.
 - Route of construction traffic.
 - Separation distance is far from appropriate (section 2.5 of Design and Access Statement).
 - Steeply pitched roofs, increasing height and out of character.
 - Traffic generation.
 - Type of housing proposed aren't in keeping (those behind existing Rampton Road properties are the worst possible design).
 - Wildlife impact.

The site and its surroundings

54. The site is located outside of the development framework boundary of Cottenham and in the countryside. The site abuts the development framework boundary on a portion of its southern boundary. The nearest listed building is Tower Mill, Rampton Road, a Grade II tower windmill (now a water tower) located approximately 170 metres south of the site. The western edge of Cottenham conservation area is more than 500 metres from the southern and eastern boundaries of the site. To the east of the site is a Local Green Space which extends across areas of Cottenham recreation ground and adjacent fields. The site lies within Flood Zone 1 (low risk).
55. The site is situated to the west of the village and forms an irregular parcel of agricultural land and woodland that measures approximately 14.76 hectares in

area. The western boundary of the site abuts Rampton Road and elements of existing residential development and farm buildings. The northern boundary of the site is defined by the Catch Water Drain and contains Les King Wood, a community planted memorial woodland. The eastern boundary of the site abuts the recreation ground and open fields while the southern boundary abuts an area of allotments. The topography of the site is relatively flat with ground levels falling towards the north-western boundary of the site into Les King Wood.

The proposal

56. This application seeks approval of matters reserved for appearance, landscaping, layout, and scale following outline planning permission S/2876/16/OL for residential development comprising 154 dwellings including matters of access with all other matters reserved.
57. A non-material amendment application was submitted to the Local Planning Authority in June 2020, reference S/2876/16/NMA1. The application sought an amendment to the development description of the outline consent to include the words "up to", so that the description reads "Outline Planning Application for residential development comprising up to 154 dwellings including matters of access with all other matters reserved".
58. The non-material amendment application was approved on 24 July 2020.
59. As amended, the reserved matters application proposes the development of 147 dwellings.

Planning Assessment

60. The application comprises the submission of the matters for approval that were reserved when outline planning permission for the development of the site was granted. Those matters that were reserved are set out in condition 1 of outline consent S/2876/16/OL and form:
 - Details of the layout of the site.
 - Details of the scale of buildings.
 - Details of the appearance of buildings.
 - Details of landscaping.
61. The Town and Country Planning (Development Management Procedure) (England) Order 2015 provides a definition of what each of the above matters means in practice:

“layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.

“scale” means the height, width and length of each building proposed within the development in relation to its surroundings.

“appearance” means the aspects of a building or place within the development which determines the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.

“landscaping” means the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes; (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features.

Cottenham Neighbourhood Plan

62. The referendum on the Cottenham Neighbourhood Plan was due to take place on 26 March 2020. This was suspended due to the COVID-19 pandemic. Guidance published by central government in April 2020 indicates that no neighbourhood plan referendums can take place before May 2021 and the one for the Cottenham Neighbourhood Plan will be delayed until this time.
63. The District Council’s decision statement on the receipt of the Examiner’s Report and its decision to proceed to referendum (January 2020), including a statement of satisfaction that the ‘For Referendum’ version of the Neighbourhood Plan, meets the Basic Conditions and is legally compliant.
64. Under the NPPG, ‘new’ paragraph 107 sets out changes that have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic. Relevant extracts for the purposes of determining this Reserved Matters application are as follows:

“What changes have been introduced to neighbourhood planning in response to the coronavirus (COVID-19) pandemic?”

The government has been clear that all members of society are required to adhere to guidance to help combat the spread of coronavirus (COVID-19). The guidance has implications for neighbourhood planning including: the referendum process; decision-making; oral representations for examinations; and public consultation. This planning guidance supersedes any relevant aspects of current guidance on neighbourhood planning, including in paragraphs 007, 056, 057, 061 and 081 until further notice.

Referendums: All neighbourhood planning referendums that have been recently cancelled, or are scheduled to take place, between 16 March 2020 and 5 May 2021 are postponed in line with the Local Government and Police and Crime Commissioner (Coronavirus) (Postponement of Elections and Referendums) (England and Wales) Regulations 2020 until 6 May 2021.

Decision-making: Where the local planning authority has issued a

decision statement (as set out under Regulation 18 of the Neighbourhood Planning (General) Regulations 2012) detailing its intention to send a neighbourhood plan to referendum, that plan can be given significant weight in decision-making, so far as the plan is material to the application.

(Paragraph: 107 Reference ID: 41-107-20200513 Revision date: 13 05 2020)

65. The Cottenham Neighbourhood Plan Referendum Version (February 2020) is therefore afforded significant weight in the assessment and determination of this Reserved Matters application.

Principle of Development

66. The principle of residential development comprising 154 dwellings was established on the site under outline planning consent S/2876/16/OL.
67. Condition 4 of the outline consent, the approved plans condition, listed drawing numbers G5586.012 (Site Location Plan), G5586.013 (Planning Application Boundary) and P16021-003E (Proposed Access Arrangement) but only in respect of those matters not reserved for later approval.
68. A recent non-material amendment application updated the description of the outline consent to "...development comprising up to 154 dwellings..." (reference S/2876/16/NMA1). The application, as amended, seeks consent for 147 dwellings on the site which falls within the established principle of development on the site.
69. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the principle of development.
70. Policy COH/2-1 of the Cottenham Neighbourhood Plan identifies a development framework (as shown on figure 15 of the Plan) and states that new development will be concentrated within the identified development framework. Figure 15 shows Cottenham's Extended Development Framework, which has utilised the site boundary of the outline consent to establish a new development framework boundary.
71. The principle of development would therefore accord with policy COH/2-1 of the Cottenham Neighbourhood Plan.
72. The key issues to consider in the determination of this application are therefore compliance with the outline planning permission, housing provision (including affordable housing), the reserved matters (layout, scale, appearance, landscaping), biodiversity, flood risk and drainage, highway safety, parking and management of roads, residential amenity, heritage assets and other matters.

Compliance with the Outline Planning Permission

73. The application boundary for the reserved matters application is smaller than that of the outline consent (see appendix 2 for an extract from the Design and Access Statement which illustrates the change). Officers note that Cottenham Parish Council raises concern to this reduction.
74. The application site at outline stage comprised approximately 16.90 hectares. The application site at the reserved matters stage comprises approximately 14.76 hectares, with an area of slightly more than 2 hectares no longer part of the development proposals.
75. Section 2.4 of the Design and Access Statement (appendix 2) provides the following explanation for the change:

The reason for the difference in boundary from that given at the time of the outline consent to the reserved matters application is because after the outline consent for 154 units was granted the current land owner, Cambridgeshire County Council (CCC) decided to retain some of the land to be used for the future school extension and also retain land that would be leased to Cottenham Parish Council (CPC). The retained land to be leased to CPC was required due to an existing lease arrangement which meant CCC or successor in title would have to reprovide land to CPC should any of their existing land be allocated for development.

76. The application boundary for the reserved matters application falls entirely within the boundary of the outline consent; therefore, the development remains in compliance with the outline permission.
77. Several conditions were imposed on the decision for the outline consent which require compliance at the reserved matters stage.
78. Condition 5 of the outline consent requires a detailed Precautionary Working Methodology relating to protected species and important habitats to be provided with the Reserved Matters application for approval.
79. The reserved matters application includes the submission of an Ecological Precautionary Working Methodology, which has been subject to formal consultation with the Council's Ecology Officer and, as amended, has been found acceptable.
80. Condition 6 of the outline consent requires as part of any reserved matters application, details of the housing mix (including both market and affordable housing) to be provided in accordance with local planning policy or demonstration that the housing mix meets local need.
81. The reserved matters application has provided details of the housing mix for both market and affordable housing, which are assessed in detail later in this report, and have been found acceptable.

82. Condition 7 of the outline consent requires that any reserved matters application that provides for the development of land currently laid out as playing pitches shall include proposals for the provision of an equivalent area of playing pitches within the appeal site.
83. The layout of the reserved matters application does not provide for the development of land currently laid out as playing pitches, impacted in part by the reduction of the application boundary; re-provision of playing pitches within the site is therefore not required.
84. The application therefore complies with conditions 5, 6 and 7 of the outline consent.

Housing Provision

85. The reserved matters application proposes the erection of 147 residential dwellings. The Section 106 agreement secured at outline stage requires that 40% of the dwellings shall be constructed for affordable housing. The application therefore provides for 88 market dwellings and 59 affordable dwellings (40%).

Housing Density

86. Policy H/8 of the Local Plan details that housing developments will achieve an average net density of 30 dwellings per hectare in Rural Centre villages but that the net density on a site may vary from this figure where justified by the character of the locality, the scale of the development, or other local circumstances.
87. The site measures approximately 14.76 hectares in area. The provision of 147 dwellings across this area would equate to a density of approximately 10 dwellings per hectare. However, this area includes Les King Wood which accounts for approximately 6 hectares of the site and would not form part of the developable area. When considering the site without Les King Wood (i.e. an area of approximately 8.76 hectares), the density would equate to approximately 17 dwellings per hectare.
88. As a comparison, the outline site had a total area of approximately 16.9 hectares. The consented 154 dwellings would equate to a density of approximately 9 dwellings per hectare or 14 dwellings per hectare excluding the area of Les King Wood.
89. Officers also note that within the supporting Design and Access Statement a density of approximately 22 dwellings per hectare has been stated for the development of 154 units across a 'net developable area' of 7.05 hectares (a net area established by removal of woodland, central green, and area of open space from gross site area).
90. The density of development on the site would fall below the requirement of an average net density of 30 dwellings per hectare. However, the density has

already been accepted through the outline planning permission, notwithstanding the reduction in site area at reserved matters stage, and is thus considered acceptable, particularly considering the more sensitive rural edge of the village location.

91. The proposal would therefore comply with Policy H/8 of the Local Plan.
92. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the density of development.
93. Policy COH/2-1 of the Cottenham Neighbourhood Plan states that development proposals within the development framework which reflect the character and appearance of the village through their location, design, density and scale will be supported.
94. For the reasons noted above, the density of development is considered acceptable and would accord with policy COH/2-1 of the Cottenham Neighbourhood Plan.

Market Housing Mix

95. Policy H/9(1) of the Local Plan states that a wide choice, type and mix of housing will be provided to meet the needs of different groups in the community including families with children, older people, those seeking starter homes, people wishing to build their own homes, people seeking private rented sector housing, and people with disabilities. The market homes in developments of 10 or more homes will consist of (a) at least 30% 1 or 2 bedroom homes, (b) at least 30% 3 bedroom homes, (c) at least 30% 4 or more bedroom homes, (d) with a 10% flexibility allowance that can be added to any of the above categories taking account of local circumstances.
96. The application proposes the development of 88 market dwellings in the form of 26x2-bedroom properties (30%), 27x3-bedroom properties (31%), 32x4-bedroom properties and 3x5-bedroom properties (39%).
97. Officers are satisfied that the proposed development would provide for an appropriate market mix of housing on the site, noting that the mix would accord with policy H/9 of the Local Plan.
98. Policy H/9(4) of the Local Plan states that 5% of homes in a development should be built to the accessible and adaptable dwellings M4(2) standard rounding down to the nearest whole property. This provision shall be split evenly between the affordable and market homes in a development rounding to the nearest whole number.
99. Officers acknowledge that 54 of the 88 market houses (61%) will be built to accessible and adaptable dwellings M4(2) standard, beyond the requirements of policy H/9(4) of the Local Plan.

Affordable Housing

100. Policy H/10 of the Local Plan states that all developments of 11 dwellings or more will provide affordable housing (a) to provide that 40% of the homes on site will be affordable, (b) to address evidence of housing need; an agreed mix of affordable house tenures will be determined by local circumstances at the time of granting planning permission and (c) in small groups or clusters distributed through the site
101. The application proposes the development of 59 affordable properties in the form of 22x1-bedroom properties, 29x2-bedroom, 6x3-bedroom properties and 2x4-bedroom across a tenure split of 70/30 in favour of affordable rent.
102. The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
103. The layout of the affordable properties in relation to 'clustering' and distribution within the site is considered later in this report (paragraphs 132 to 138).
104. Officers consider the provision of affordable housing to be acceptable.
105. Officers acknowledge that all 59 affordable properties on the site will be built to accessible and adaptable dwellings M4(2) standard, beyond the sites required 5% of homes as detailed in policy H/9 of the Local Plan.

Residential Space Standards

106. 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.
107. 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, the development would not need to accord with national space standards.
108. However, officers acknowledge that 124 of the 147 properties within the development would meet or exceed national space standards (84% of the development). The 23 units which would not meet or exceed these standards, all of which are market units (house type B), only fail slightly of these standards on the basis of a slightly smaller level of built in storage than is required (rather than habitable areas such as bedrooms).
109. The proposal would not therefore accord with policy H/12 of the Local Plan, but there are material circumstances to justify the departure in this instance as the policy cannot be enforced.

Open Space Provision

110. The Sixth Schedule of the Section 106 for the development requires the following areas of open space to be delivered on site, based on the number of dwellings of each type (by bedrooms) provided on the site:
- 1,197 sqm Informal Play Space.
 - 1,316 sqm Informal Open Space.
111. The Section 106 also secures the provision of a Local Equipped Area of Play (LEAP), which is stated in the 'Definitions' to mean a landscaped and equipped play area of no less than 500 square metres comprising at least 9 items of play equipment.
112. Within the Section 106, The Second Schedule, Part II LEAP requires a Local Equipped Area of Play Scheme to be agreed, including details of layout, design, management, and maintenance.
113. The application is supported by a Land Use Plan which sets out areas of open space within the site including Les King Wood (approximately 63,745 sqm), a LEAP (approximately 2,119 sqm), two Green Walks (approximately 1,097 sqm) and a field (approximately 16,512 sqm). A Detailed LEAP Proposal plan has also been submitted showing 9 pieces of play equipment.
114. Officers are satisfied that the minimum open space requirements of the Section 106 have been met, noting that these areas exceed the minimum requirements.
115. The Parish Council raise concern in the final point of their 13 point objection that the status of the Public Open Space it is not clear how much Public Open Space will be retained on-site and how and on what basis this will be maintained and available for public use.
116. The Section 106 agreement ensures that appropriate management, public access and maintenance arrangements for the LEAP and 'Other On-Site Public Open Space' will be secured.

Reserved Matters

Layout

117. The layout of the site has been designed to provide a low-density and spacious development, placing a large central green at the heart of the new development. The layout is partly informed by the two points of access from Rampton Road established at outline stage and the shape of the application boundary adjacent to the existing recreation ground and open areas. The scheme identifies and responds to key development frontages onto the public realm including Rampton Road, Les King Wood, the recreation space and open land and the opportunity for an area of the site potentially be made available for future recreational use as part of an extended recreation ground.

118. The Design and Access Statement details that the site has several settings with distinctly different contexts to different site boundaries, which are further enhanced by architectural language and the use of external materials. This approach seeks to ensure the delivery of a collection of character areas which contribute towards providing a highly legible development which both responds to the design characteristics of the village while also creating its own legibility and architectural pattern.
119. The four character areas are defined as 1) the woodland edge, a relatively informal and spacious layout of properties; 2) the Rampton Road Gateway, a landscaped gateway into the development on approach from the west providing a transition between the fenland and built environment; 3) the central green, the heart of the development with a large green space incorporating the LEAP; and 4) Rampton Road South, the area opposite existing residential properties of Rampton Road and an opportunity to reflect and reinforce the character of Rampton Road.
120. The development incorporates ten house types spread across the 147 units in a variety of forms across detached properties, semi-detached properties and maisonettes. The layout of the site seeks to locate different house types next to each other and where groups of the same house types are in clusters, their external finish is varied to avoid groups of identical housing (policy COH/1-5(b)). Dwellings are positioned close to public footpaths and frontages allowing for larger sized rear private gardens and amenity space. Where the site does contain a lengthy row of properties slight variations in their siting provide an additional degree of interest in street scene views (along with their varied appearance), to minimise a repetitious form and layout (policy COH/1-5(c) and (e)). Dwellings are orientated to respond positively to the spaces and routes around them, providing active frontages and passive surveillance.
121. The layout also takes advantage of the opportunity to respond to the presence of Les King Wood, which spans the north-western boundary of the site, by creating positive frontages into the woodland area. Here, properties are sited in an even more spacious arrangement with a looser, more rural form to address the village edge and existing landscape. Properties are largely orientated with their principle front elevations facing the woodland, creating a positive and active frontage with the woodland beyond. The layout also incorporates a more informal and rural road layout rather than the more traditional arrangements of a public highway with footpaths either side. Four additional pedestrian footpath links are proposed to Les King Wood creating increased permeability and engagement with the sites rural edge.
122. Through the design of streets, open spaces, and gaps between properties the layout creates new views towards the countryside along the eastern boundary of the site (policy COH/1-5(g)). Direct vistas towards Les King Wood to the north-west of the site are also made possible along with glimpsed views between properties and a spacious siting of properties along this boundary. The layout of the site orientates properties to face the countryside while appropriate boundary treatments (details reserved by condition 10 of the outline consent)

would allow for residents to take advantage of the views towards the surrounding countryside and recreational areas.

123. Although reserved by condition, the Landscape Masterplan does start to convey what the edge treatments are likely to be. The layout predominately orientates the new homes to have their fronts facing outwards and as such would likely have an open or low-level front boundary. There are properties on the eastern edge of the site that will need to balance boundary treatments with the need for security, but these details are yet to be designed and could potentially include hedge planting.
124. Off-road parking is largely provided for each property on the site on private driveways and in most cases also in garages or car ports. Typically, parking is incorporated between properties with minimal parking to the front of buildings, integrating parking into the development in a convenient and accessible manner that does not dominate the development and its surroundings (policy COH/1-5(f)). Officers acknowledge that there are some areas of frontage parking (for example Plots 18-27), but these areas represent a small proportion of the site as a whole and use landscape features to mitigate their impact. There are also three examples of courtyard parking, but again this accounts for a relatively small proportion of the site and are integrated into the site rather than appearing as overly obtrusive areas.
125. In terms of movement and permeability the layout of the site establishes a formal street hierarchy through the provision of a primary 'loop' road and pathway between the two points of access, with several secondary roads and pathways along with tertiary pathways (private driveways) stemming from it (policy COH/2-2(a)). The primary and secondary streets are provided to adoptable standards, providing pedestrian footpaths, while the tertiary pathways are provided in the form of more rural and private driveways in response to their location on the rural edges of the site. As noted above, four additional pedestrian footpath links are proposed to Les King Wood creating increased permeability and linking recreational facilities across the site and its wider context. Again, while boundary treatment details are reserved by condition, much of the eastern boundary of the site will remain relatively open and allow ease of access onto the adjacent recreation space and open areas.
126. Les King Wood itself is set to be enhanced and made more accessible as part of the development and a Woodland Management Plan has been submitted in support of the application. Officers note that Appendix E: Open Spaces of the Cottenham Neighbourhood Plan details that Fen Reeves, Les King Wood and the Tenison Manor tree belts will be conserved and made more accessible to residents.
127. In terms of open space, as noted above, the development incorporates a large central green space which contains the LEAP. Two green walks are also incorporated into the development, providing green lungs into the built form of the development and enhanced views out towards the countryside as well as providing permeability and ease of movement. A large field is left unoccupied in the southern portion of the site and one which adjoins the existing recreation

ground, a positive layout response to any future expansion of the recreation space (policy COH/2-2(c)).

128. Collectively, the design elements detailed above are considered to contribute towards a positive design and layout response to conserve the fen-edge landscape character of Cottenham and ensuring that the layout, form and urban design of the site takes account of the surrounding urban and natural landscapes, (policy COH/1-5(a) and policy COH/2-2(b)).
129. The application has been reviewed extensively in consultation with the Council's Urban Design Officer and while generally supportive of the scheme and its layout throughout, opportunities have been taken to further enhance the scheme. These changes have included reduced driveway lengths to discourage parking overspill, extended garden areas, the relocation of a parking courtyard to reduce the visual impact of parking on the street scene and a reconfiguration of the arrangements of what is now plots 128 to 137.
130. The overall layout of the development is considered, in consultation with specialist officers, to be of a high-quality design which would make positive contribution to the local and wider context of the site in accordance with policy HQ/1 of the Local Plan.
131. Officers also consider that the layout of the site is responsive to policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Affordable Housing Distribution

132. In terms of the layout of the 59 affordable units, both policy H/10 of the Local Plan and the Affordable Housing SPD require affordable homes to be in small groups or clusters distributed through the site; small groups or clusters will typically be of 6 to 8 units.
133. The layout of the site creates several separate groups of affordable units:
 - Plots 18-27: a group of 10 shared ownership units comprising three sets of maisonettes.
 - Plots 36-43: a group of 8 shared ownership units comprising four sets of semi-detached properties.
 - Plots 48-53: a group of 6 rented units comprising three pairs of semi-detached properties.
 - Plots 81-84: a group of 4 rented units comprising a set of maisonettes.
 - Plots 96-100: a group of 5 rented units comprising one detached property a pair of semi-detached properties and one set of maisonettes.
 - Plots 101-103 & 104: a group of 4 rented units comprising one detached property, a pair of semi-detached properties and one semi-detached property.
 - Plots 107-110 & 111-112: a group of 6 rented units comprising two sets of maisonettes
 - Plots 118-127: a group of 10 rented units comprising three pairs of semi-detached properties and a set of maisonettes.

- Plots 132-137: a group of 6 rented units comprising a pair of semi-detached properties and a set of maisonettes.
134. The layout presents clusters of affordable housing which vary from 4 to 10 properties per cluster which are well distributed among the market housing. Although a cluster of 10 units, which occurs in two instances across the site, slightly exceeds the guidance of 6 to 8 units, these figures are a guide and when taken in the context of a development of 147 dwellings where all of the affordable properties are well integrated with the market units the slightly higher clustering is considered acceptable.
 135. Officers acknowledge that there are instances where these groups back on to one another (i.e. Plots 101-103 & 104 and Plots 107-110 & 111-112), However, where this occurs the groups are served by different access roads which mitigates the potential for them to be perceived as a larger and more significant cluster.
 136. An affordable housing tenure plan has been submitted illustrating the tenure type of each affordable unit which is considered acceptable.
 137. The layout of the affordable units, including their tenure, is supported by the Council's Affordable Housing Officer.
 138. Officers consider that the distribution of the affordable units would accord with policy H/10 of the Local Plan, the Affordable Housing SPD and policy COH/2-2(d) of the Cottenham Neighbourhood Plan.

Vista

139. Policy COH/1-1 of the Cottenham Neighbourhood Plan deals with landscape character and details that, as appropriate to their scale and location, development proposals should take account of nine identified vistas that contribute to the character and attractiveness of Cottenham (as shown on Figure 6 of the Plan). Of relevance to this application are vista 2 (policy COH/1-1(a.c)), a view towards All Saints' Church, Cottenham from Rampton Road and vista 7 (policy COH/1-1(c.a)), an outward north-westward views across open "big sky / open space" fen-edge landscape from King George V Field.
140. Vista 2, as illustrated on figure 6 of the Plan, highlights a view towards All Saints Church, Cottenham, which is located approximately 1,820 metres from Rampton Road when taken from the point shown in the Plan. Here, limited and transient long-distance views of the church tower are available.
141. The development seeks to respond to vista 2 through its low-density and spacious layout. The properties closest to the edge of Les King Wood are off set from it to provide protection of the wood and to retain some limited long distanced views along the woodland edge towards the church. There are also be some breaks in the built form of development by virtue of its spacious nature which allow glimpse of the church tower from Rampton Road, but these would

be very limited, while views towards the church tower would be available from within the site itself.

142. However, clearly there is some conflict with policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan by virtue of the introduction of a built form of development into a currently undeveloped and relatively open area of the countryside and village edge where vista 2 has been identified, but it is important to consider the extent of that harm.
143. In considering the extent of the harm which arises from the conflict between the proposed development and policy COH/1-1(a.c), it is necessary to examine the chronology of events between the planning history of application site and the development of the Cottenham Neighbourhood Plan. The sequence of events set out in the following paragraph is illustrated in appendix 3 of this report, using key extracts from evolving versions of the Cottenham Neighbourhood Plan
144. The location of the vista in question has changed between The Cottenham Neighbourhood Plan Pre-Submission Draft version 3.1a dated October 2017 and The Cottenham Neighbourhood Plan Pre-Submission Plan dated June 2018. The issue of note is that in May 2018 outline planning permission was allowed at appeal for the erection of 154 dwellings on the Rampton Road site (S/2876/16/OL). There was no conflict with the vista location shown in the October 2017 draft Plan but there is significant conflict in the re-located vista in the June 2018 Plan, after outline planning consent had already been granted. This conflict has been carried forward to the Cottenham Neighbourhood Plan Referendum Version (February 2020) as noted above.
145. While policy COH/1-1 of the Cottenham Neighbourhood Plan is given significant weight there is an argument that vista 2 of the Plan has not taken account of an existing planning permission which was established prior to the publication of the Rampton Road vista.
146. If the rationale behind vista 2 is that this is an illustrative point along Rampton Road where the church can be observed, then the extent of the harm is further reduced. It is notable that views of the church from Rampton Road are more evident from the western side of Les King Wood than from the eastern side across the application site. Views towards the church would be present in several areas of the site itself and from the north-eastern edge of the site (where the vista was previously illustrated in the October 2017 draft submission plan).
147. Nonetheless, officers acknowledge the importance of the view through its designation within the Cottenham Neighbourhood Plan. It is therefore recommended that a condition is imposed requiring details of hard or soft landscape features along the edge of Les King Wood, to reinforce public views towards All Saints Church, Cottenham.
148. In terms of vista 7 and policy COH/101(c.a), the proposed development is not considered to conflict with the requirements of this element of the policy as it does not interfere significantly with this view. While properties will be observed

from within the wider context of this viewpoint, they are not considered to result in significant harm

149. Overall, the proposal would not be in strict accordance with the requirements of COH/1-1(a.c) of the Cottenham Neighbourhood Plan.
150. Officers note that within point six of their 13 point objection, Cottenham Parish Council state that the restrained red line site puts pressure on house location and protection of a key vista in Cottenham's Neighbourhood Plan (which also featured in SCDC's refusal of outline permission).
151. However, the Council's reason for refusal of the outline application, issued on 31 August 2017, makes no reference to a vista. The application has also been allowed on appeal.

Recreation Space

152. Policy COH/4-1 of the Cottenham Neighbourhood Plan deals with Recreation & Sports Hub and states that development proposals for the comprehensive provision of community, recreation and sports facilities at the Recreation Ground and near Cottenham Primary School (as shown in Figure 26 [of the plan]) will be supported where the overall design maintains or increases the number of outdoor sports pitches (criterion a), and retains sufficient expansion space to allow the Recreation Ground to extend to over 12 hectares on a contiguous good quality land (criterion b).
153. Policy COH/4-4 of the Cottenham Neighbourhood Plan deals with Sports Facilities and states that proposals for the development of additional sports facilities adjacent to the existing Recreation Ground within the development framework (as shown in Figure 26 [of the plan]) will be supported where the overall design is contiguous with the existing Recreation Ground, to optimise use of the Sports Pavilion (criterion a), provides a road route through the site to Rampton Road (criterion b) and provides for appropriate levels of on-site car parking (criterion c).
154. As noted under 'compliance with the outline planning permission' the layout of the site does not encroach onto any land currently used as playing pitches. To facilitate the future expansion of the Recreation Ground, the layout has retained land as open space within the application site and is not considered to prejudice the future expansion of sports facilities; the recreation ground could be extended to over 12 hectares in a contiguous manner as required by policy COH/4-1(b). The layout of the development incorporates opportunities to facilitate future routes of access to the sport facilities to Rampton Road as required by policy COH/4-4(b). The layout also provides a potential point of access to additional parking facilities for recreational use in the southern portion of the site as required by policy COH/4-4(c).
155. Officers note that page 13 of the Design and Access Statement and page 25 of the Design and Access Statement Addendum provides an indicative plan showing the potential expansion of the recreation ground and sports facilities

adjacent to the site in line with the policies of the Neighbourhood Plan. Cottenham Parish Council has raised concern to the particulars of the indicative layout. However, these are only indicative drawings to provide an illustration of the potential expansion and demonstrate that the layout of the site would not prejudice an expansion that would meet the criteria set out in the Cottenham Neighbourhood Plan.

156. Similarly, figure 26 of the Cottenham Neighbourhood Plan itself is titled 'preferred' expansion of the Recreation Ground and therefore illustrates a potential expansion rather than a formal designation of land akin to the designation of a Local Green Space. It is also noted that figure 26 shows areas of 'potential' expansion encroaching into the established planning application boundary for the site, much of which is accommodated within the proposed layout.
157. The proposed layout is considered to accord with policies COH/4-1 and COH/4-4 of the Cottenham Neighbourhood Plan.

Local Green Space

158. Policy NH/12 of the Local Plan states that Local Green Space identified on the Policies Map will be protected from development that would adversely impact on the character and particular local significance placed on such green areas which make them valued by their local community. Inappropriate development, as defined in the National Planning Policy Framework, would not be approved except in very special circumstances and in discussion with the local community.
159. Policy COH/1-7 of the Cottenham Neighbourhood Plan details that the Neighbourhood Plan refines the approach to Local Green Spaces as included in the adopted Local Plan (as shown on Figure 12 of the plan) as it alters the boundary of the recreation ground Local Green Space and designates an additional Local Green Space at Les King Wood. Policy COH/1-7 states that proposals for development within these areas will be considered against the contents of Policy NH/12 (Local Green Space) of the South Cambridgeshire Local Plan.
160. The proposed layout of the development does not encroach into the Local Green Space as set out in the Local Plan or the modified Local Green Space as identified in the Cottenham Neighbourhood Plan.
161. The proposal therefore accords with policy NH/12 of the Local Plan and policy COH/1-7 of the Cottenham Neighbourhood Plan.

Scale

Existing Development

162. The scale and character of the existing residential development near to the site presents a mixture of two storey, one and a half storey and single storey

properties of varying designs and footprints, with two storeys being the prevailing scale of development. In general properties are typically good-sized detached dwellings with some examples of semi-detached and terraced arrangements.

163. The properties to the south-west of the site on Rampton Road are predominately two storey residential properties, with some examples of one and a half storey and single storey properties. These properties take on a mixed form of detached, semi-detached, and terraced properties. The properties are evident in street scene views forming a linear pattern of development along the western edge of Rampton Road, with a small number of properties present on the eastern side of the road adjacent to the allotments. The property of Ramphill Farmhouse, the northern-most property along the eastern edge of Rampton Road is a detached two storey property with a large single storey building to the rear.
164. To the south of the site, beyond the allotments and playing fields are the properties of Lambs Lane and Manse Drive. The properties of Manse Drive are single storey in scale while the properties along Lambs Lane again comprise a mixture of two storey, one and a half storey and single storey properties, with two storeys being the prevailing scale of development.
165. Based on an assessment of recent planning applications in the area, the properties within the immediate vicinity of the site vary greatly in height, width and length, with the ridge heights of two storey properties ranging from approximately 7.1 metres to 8.7 metres in height.

Proposed Development

166. The proposed development provides a two storey, pitched roof approach throughout the site, with single storey garages serving several plots, responding to the general scale and form of existing residential properties in the immediate area and the wider village.
167. The dwellings within the development incorporate variations in ridge heights across the ten house types proposed. The tallest properties are approximately 10.1 metres in height (house types B, B1 and B2) while the lowest are approximately 9 metres (house type E1), with the other house types varying in between. The maisonettes are the smallest units within the site in terms of height with a ridge height of approximately 8.6 metres.
168. Officers acknowledge that the overall heights of the proposed properties exceed the heights of the existing properties in the immediate area. This is largely due to a design response and rationale that runs throughout the development - the use of a steep pitched roof design.
169. The Cottenham Village Design Guide details within its 'Building Guidelines' that imaginative and original design can extend and renew the distinctive character and traditions of Cottenham's built environment and to refer to local building forms and proportion as there is a variety of proportions throughout the village.

170. The Cottenham Village Design Guide also notes within Chapter 7 (Buildings) that buildings in a wide variety of styles have generally been satisfactorily combined because of their sympathetic relationships in terms of scale, height, massing and alignment. It also recognises under 'Proportion and Detail' that for timber framed houses roofs were steeply pitched to assist the thatch or plain-tiles to shed water, identifying the presence of steep roof pitches within the context of the village
171. The proposed development responds to this architectural feature that is present within the village, albeit those roof forms are not present in the immediate vicinity. The Council's Urban Design Officer notes in their response that the roof pitch is considered appropriate for the proposed dwellings and reflect some of the roof pitches of existing dwellings in Cottenham which, together with the well-proportioned fenestrations, the buildings would help contribute to refreshing the architectural pattern.
172. Nonetheless, there would be limited areas of the development where the larger heights of the proposed properties would be evident when read in conjunction with existing properties in the immediate area, specifically the southern portion of the site (i.e. Plots 1 to 17). Officers acknowledge that the comments of Cottenham Parish Council provide direct reference to the southern area of the site and the 'second tier of 11 houses' (i.e. Plots 1 to 11) being the tall houses out of character and close to established ones in point seven of their objection.
173. Plots 1 to 5 are located to the rear of the existing properties on the eastern side of Rampton Road while Plots 12 to 17 line the public highway as a continuation of these existing properties up to the point of access to the site. Plots 6 to 11 are located to the rear of Plots 12 to 17. The 17 plots in this area incorporate five different house types (house type A, B, C1, F1 and G1) which range in height from approximately 9.1 metres to 10.1 metres. Although there is a reasonable degree of separation between several of the proposed and existing dwellings, particularly the row of Plots 1 to 11 within the site, the difference in heights would be observed from the public realm.
174. It is therefore accepted that there may be a degree of visual harm in terms of the difference in height between the proposed dwellings and the existing dwellings on Rampton Road and therefore some conflict with elements of policies within the Cottenham Neighbourhood Plan (policy COH/1-5), but it is important to consider the extent of that harm, or if the variation is indeed harmful to the character of the area.
175. The character of Rampton Road is one which already presents a varied street scene in terms of scale, incorporating a range of ridge heights by virtue of the diverse style and design of properties in the area. This is characteristic of Rampton Road. This character, together with the relatively spacious arrangement of the proposed development which reduces the potential for a significantly overbearing and unduly dominant development, is considered to mitigate the level of harm derived from the taller house designs.

176. In their comments Cottenham Parish Council acknowledge the part that a varied ridge line plays in village character in their response as a mitigation proposal that properties along the edge of Les King Wood require more variety of ridge height and building line to conserve the village character.
177. In terms of the other areas of the site, the proposed properties to the north of this southern area beyond Ramphill Farm are set further back into the site away from the public highway (i.e. Plot 28 and beyond). Where development returns towards Rampton Road at the northernmost point of access these properties are stepped away from the public highway (Plots 57-63). All of these units (i.e. Plots 28 to 147) are sited some distance from existing residential development on Rampton Road and the main public highway and therefore these properties would not be read in conjunction with existing properties and would not present the same direct contrast as Plots 1 to 17, creating and contributing positively towards the sites own identity.
178. The slight visual conflict identified from the heights of the proposed properties is therefore limited to the southern portion of the site where direct comparisons of existing and proposed buildings heights can be observed together.
179. It is important to note that the matter of scale extends beyond a simple consideration of height, it also includes the width and length of each building proposed within the development in relation to its surroundings.
180. The dwellings within the site incorporate variations in width and length across the ten house types, which are responsive to the context of the site and wider character of the village, including those that are more closely related to existing properties along Rampton Road (i.e. Plots 1 to 17). The widths and lengths of the proposed dwellings across the site are comparable and compatible with the widths and lengths of properties in the immediate vicinity and wider village context, again noting the varied scale of existing development along Rampton Road.
181. The site is a relatively spacious and low-density development which mitigates the slightly higher rooflines, which may appear dominating and overbearing in a more cramped environment. In turn, being a slightly more 'detached' development from the main village, the site is afforded the opportunity to both respond to the design characteristics of the village while also creating its own legibility and architectural pattern. As a result, the scale of the proposed development is considered to include variety and interest within a coherent, place-responsive design, which makes a positive contribution to its local and wider context while respecting local distinctiveness as set out in planning policy.
182. Furthermore, as noted above, the layout of the site has purposefully arranged grouping different house types together to avoid large groups of identical houses in response to policy COH-1/5(b) of the Cottenham Neighbourhood Plan. The proposal is also considered to be responsive to village characteristics in respect of plot width, lengths and proportions, in response to policy COH-1/5(c). In turn these design responses contribute to varying the scale of the development across the site, including ridge heights, drawing on the

requirements of policy COH-1/5(e) of the Cottenham Neighbourhood Plan to use subtle variations to minimise repetitious designs in form or proportions.

183. Policy COH/2-2 of the Cottenham Neighbourhood Plan, sets out the criteria for large site design. The scale of development is considered to contribute positively towards the overall character of the development, which seeks to respond to the surrounding urban area and natural landscape (policy COH/2-2(b)) while applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment (policy COH/2-2(d)).
184. Overall, officers consider that the scale of development is acceptable and not to result in significant harm to the character of the area. The scale of the proposal therefore accords with policy HQ/1 of the Local Plan.
185. Officers acknowledge that some elements of the proposed scale, specifically ridge heights, would provide some conflict with policy COH/1-5 of the Cottenham Neighbourhood Plan. However, this conflict is considered to be limited, noting that several aspects of the scale of development respond positively to the design criteria set out within policy COH/1-5.
186. On balance, officers do not consider that the limited conflict arising would be sufficient to warrant a refusal of the application.

Appearance

187. The Cottenham Village Design Statement notes that buildings in Cottenham have been constructed from a gradually evolving range of materials.
188. The proposed development incorporates ten house types which provide a range of appearances across the site. These are further enhanced through the material palette and architectural language, providing greater diversity to these design types. As set out in the Design and Access Addendum, the palette of materials is a direct reference to Cottenham's evolving range of materials, utilising red and buff facing brick, black weatherboarding, render and tiled roofs. Elements of cladding are also to be used on several properties.
189. As noted above, while the development has sought to locate different house types next to each other, where groups of the same house type occur, the material palette is used to add further variation. Again, this is a direct and positive response to Policy COH/1-5(b) of the Cottenham Neighbourhood Plan.
190. The palette of materials and architectural features incorporated into the development are a direct and positive response to Policy COH/1-5(d & e) of the Cottenham Neighbourhood Plan which requires the use of traditional vernacular materials and the use of subtle variations to minimise repetitious designs in form or proportion, architectural detail and finishes and Policy COH/2-2(d) which requires applying imaginative and original designs to extend and renew the distinctive character and traditions of Cottenham's built environment.

191. Officers note that the affordable properties within the site are to benefit from the same quality of materials and architectural characteristics of the market housing, further integrating these units within the site.
192. The overall appearance and detailing of the proposed units are considered acceptable and to include a variety of interest within the development, which draws on the context of its location while creating its own identity. Officers consider that the materials palette and architectural detailing includes variety and interest within a coherent, place-responsive design, which is legible and creates a positive sense of place and identity whilst also responding to the local context and respecting local distinctiveness.
193. Offers are supportive of the material palette for the development and their general distribution throughout the site. Officers consider it reasonable and necessary to impose conditions requiring details of materials to be submitted and details of all windows, doors, surrounds, heads, cills, eaves, verges, soffits and fascia to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location. Conditions for details of the substation, pumping station and screened refuse are also considered appropriate to ensure an appropriate appearance.
194. Overall, and subject to the recommended conditions, the appearance of the development would accord with policy HQ/1 of the Local Plan.
195. Officers also consider that the appearance of the site is responsive to policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Landscape

196. Condition 11 of the outline consent reserves full details of both hard and soft landscape works to be submitted prior to the commencement of development on the site. Condition 12 of the outline consent secures the implementation of the details to be agreed under condition 11. Condition 13 of the outline consent also deals with the details of retained trees.
197. Notwithstanding condition 11 of the outline consent, the application is supported by a Landscape Masterplan, a Landscape Management Plan for LEAP and POS, a detailed LEAP proposal and a Woodland Management Plan.
198. In terms of strategic landscaping to address the edge of village location, the development already benefits from having Les Kind Wood on its north-western boundary, which provides a significant natural screen to the site on approach from the west. As noted above, the development does not encroach into Les King Wood and seeks to preserve it.
199. The edge of Les King Wood has been identified as an important area within the site and is to be enhanced where possible with additional planting to create a transitional environment between the edge of the woodland and the built development. The layout of the development takes the opportunity to respond

positively in design terms to the woodland while making the woodland itself more accessible to existing and future residents, as detailed in Appendix E: Open Spaces of the Cottenham Neighbourhood Plan.

200. The site incorporates several other landscape features, as illustrated in the Landscape Masterplan and detailed in the Design and Access Statement.
201. The primary entrance to the north west of the site provides an attractive and soft entrance to the site. Plots 56 to 60, which are located at the northern most access point to the site, have been stepped away from the boundary with Rampton Road where areas of soft landscaping have been incorporated to soften the impact of the built form from the main public highway.
202. A central green space has been designed at the heart of the development and will incorporate the required LEAP. An avenue of trees is to be provided around the perimeter of the central green with several feature trees within this space.
203. The development incorporates soft landscaped frontages to properties within the site while each is provided with their own or shared private amenity space laid to lawn. Two soft landscaped green walks are provided within the site, providing additional 'green lungs' within the development.
204. The proposed landscaping also incorporates extensive tree planting with its own hierarchy. The Tree Planting Strategy within the Design and Access Statement details that trees identified in the strategy have been chosen based on their characteristics and are specific to their location within the site. Secondary and tertiary trees are placed within the site to help identify different streets while large signature trees will be used to terminate vista views and mark entrances/gateways.
205. In terms of hard landscaping, this has been designed to reflect the road hierarchy of the development and will utilise asphalt on the primary roads and block paving on the secondary and tertiary roads. Street furniture throughout the site also enhances the amenity value of the development. Boundary treatments, although reserved by condition as noted above, seek to respond to their context, including some edge of site locations.
206. The application has been subject to formal consultation with the Council's Landscape Officer and Trees Officers who are supportive of the proposal.
207. The Council's Landscape Officer has requested that details of soft landscaping and boundary treatments be secured by condition. As noted above, condition 11 of the outline consent already requires details of hard and soft landscaping while condition 14 requires details of boundary treatment; such conditions are not necessary as part of any reserved matters application. A condition for lighting is also suggest, but again is already covered on the outline consent under condition 26.
208. The Council's Trees Officer notes that the submitted Woodland Management Plan is an ideal management plan for a woodland of this scale, age, and

character. In consultation with the Council's Trees Officer it is considered appropriate to include the Woodland Management Plan as an approved document. The Council's Landscape Officer also recommends including this plan as an approved document.

209. Officers consider that the proposed landscaping would accord with policy HQ/1 of the Local Plan, which seeks to secure high quality landscaping and public spaces that would integrate the development in with the surroundings.
210. Officers also consider that the landscaping for the site is responsive to policies COH/1-1, COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Biodiversity

211. The application is supported by an Ecological Precautionary Working Methodology (Middlemarch Environmental, Rev C, March 2020) as required by condition 5 of the outline consent, an Otter and Water Vole Survey (Middlemarch Environmental, Rev A, March 2020), a Biodiversity Enhancement Strategy (Middlemarch Environmental, Rev E, August 2020) and a Woodland Management Plan (Middlemarch Environmental, March 2020).
212. The application has been subject to formal consultation with the Council's Ecology Officer who is in general agreement and support of the ecological details submitted.
213. As required by condition 5 of the outline consent, an Ecological Precautionary Working Methodology has been submitted in support of the reserved matters application for approval and contains details to address parts i) to vii) of the condition.
214. The objective of the report is to minimise the potential impact of the construction phase of the development on the existing ecology of the site, ensuring works proceed in accordance with current wildlife legislation. The report is designed specifically for implementation during the construction phase of the proposed development and sets out an ecological baseline and risk assessment, general control of works and practical measures to avoid/reduce construction impacts.
215. In consultation with the Council's Ecology Officer, following minor amendments and points of clarification within the report, the details are considered acceptable and to meet the requirements of condition 5 of the outline consent.
216. In line with the wording of condition 5 of the outline consent, officers consider it appropriate to include the Ecological Precautionary Working Methodology (Rev C) as part of the approved plans/documents condition to ensure compliance with the contents of the report.
217. The Council's Ecology Officer has commented that the Otter and Water Vole Report confirms that there will be no works within 25 metres of the drain as Les King Wood will be retained and protected during works. As water vole burrows

are usually found within 5 metres of watercourse edges, and due to existing footpaths being used for recreational access, no further surveys are required. The Council's Ecology Officer has confirmed that the precautionary measures detailed are acceptable and should be secured by condition.

218. In terms of ecological enhancement condition 14 of the outline consent requires, prior to the commencement of development, a scheme for ecological compensation and enhancement (including a location plan and specification for native planting and inbuilt features for nesting birds and roosting bats, consistent with the Phase 1 Ecology Report submitted at outline stage, and a long-term management plan).
219. Notwithstanding condition 14 of the outline consent, a Biodiversity Enhancement Strategy has been submitted in support of the reserved matters application. The Council's Ecology Officer has noted in their comments that the site will still provide a net gain in biodiversity.
220. With regard to the Woodland Management Plan, no objection has been raised by the Council's Ecology Officer, following the amendment to the scheme which sited the residential development away from the wood and increased the areas of the wood to be retained and protected.
221. The Council's Ecology Officer has detailed that the amended Biodiversity Enhancement Strategy should be secured through condition and conditions for an ecological mitigation and enhancement compliance report, a strategy regarding ash dieback, and details of sensitive external lighting design should be secured by condition if consent is granted.
222. Officers do not consider it appropriate to include the biodiversity enhancement strategy as an approved document as such details are secured and required through condition 14 of the outline consent, which also requires their implementation (i.e. compliance). As noted above, the Council's Trees Officer recommends that the Woodland Management Plan is secured as an approved document, which would secure appropriate and sufficient measures of ash dieback. In terms of external lighting design, condition 26 of the outline consent already secures such details.
223. Cottenham Parish Council has raised concern that the development is proposing to remove a considerable amount of established hedgerow, replacing it with close-boarded fencing to secure the perimeter of the site, in conflict with policy NH/4 of the Local Plan and the commitment in the biodiversity enhancement strategy to retain this hedgerow throughout the development (point 12 of their objection). Reference is again made to the restrained red line putting which in turn puts pressure on environmental protection.
224. The loss of hedgerow is notably to the Rampton Road frontage of the site in the location of the access points and their visibility splays, as already consented as a matter of detail in the outline consent. The updated ecological information submitted with the reserved matters application notes a 247 metre loss of hedgerow while the Biodiversity Enhancement Strategy (revision E) details that

over 300 metres of hedgerows are to be created throughout the site, which will comprise at least five native species of local provenance.

225. With respect to boundary treatments, final details have not been submitted as part of the reserved matters application. Condition 10 of the outline consent requires details of boundary treatments by way of a pre-commencement condition and would therefore be dealt with formally through a discharge of conditions application rather than this reserved matters application.
226. Nonetheless, the Landscape Masterplan does start to convey what the edge treatments are likely to be. As detailed above, the layout predominately orientates the new homes to have their fronts facing outwards and as such would likely have an open or low-level front boundary. There are properties on the eastern edge of the site that will need to balance boundary treatments with the need for security, but these details are yet to be designed and could potentially include hedge planting.
227. Overall, officers consider that the proposal would accord with policy NH/4 of the Local Plan and paragraphs 170, 174, and 175 of the NPPF which requires development to enhance, restore and add to biodiversity with opportunities should be taken to achieve a net gain in biodiversity through the form and design of development.
228. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the biodiversity.
229. Policy COH/1-1 of the Cottenham Neighbourhood Plan seeks to address matters of landscape character and sets out that, as appropriate to their scale and location, development proposals should take into account vistas that contribute to the character and attractiveness of Cottenham (as shown on figure 6 of the Plan).
230. The policy goes on to state that development proposals which may have an impact on the landscape character of the village should incorporate the following design features where they are necessary in relation to the scale and location of the proposal concerned and would be practicable given the particular nature of the proposed development: a) non-continuous screens of hedges and native tree species should be incorporated within the site to create wildlife corridors and protect the external views (3 to 6 in Figure 6) of the village.
231. The application site does not impact on external views 3 to 6 as set out in figure 6 of the Cottenham Neighbourhood Plan as these relate to other areas of the village.
232. Nonetheless, officers note that over 300 metres of hedgerows are to be created throughout the site which would link to the aspirations of policy COH/1-1 of the Cottenham Neighbourhood Plan in respect of 'wildlife corridors'.
233. The proposal would therefore accord with policy COH/1-1 of the Cottenham Neighbourhood Plan in respect of biodiversity (wildlife corridors).

Flood Risk and Drainage

234. The application site is in Flood Zone 1 and is therefore considered as having a low probability of flooding.
235. The application is supported by a Surface Water Drainage Strategy (Gyoury Self Partnership (St Albans) LLP October 2019) and Surface Water Drainage Strategy Addendum (Gyoury Self Partnership (St Albans) LLP March 2020). These documents have been produced to demonstrate that the proposed development is deliverable from a drainage perspective.
236. The Drainage Strategy Addendum was submitted in response to the initial objections of the Lead Local Flood Authority, the Old West Internal Drainage Board and the Sustainable Drainage Engineer.
237. The Drainage Strategy Addendum details that, as requested by the technical consultees, the surface water drainage rate is to be calculated based on the proposed impermeable areas rather than the development area for the scheme as originally identified in the Flood Risk Assessment submitted and secured at outline stage (condition 16 of the outline consent).
238. Investigation carried out on site identified that the ground conditions are not suitable for infiltration and therefore all SuDS elements will discharge into the piped drainage system. All private driveways and parking areas will be of permeable paving construction, providing filtration and attenuation of surface water runoff, unless utility services or adoptable sewers will be present. Fin drains or perforated pipes will be positioned in the permeable subbase to collect surface water runoff and direct it into the piped network. Where permeable construction is not present run off from surface water will discharge into filter drains, bioretention areas or directly into a detention basin.
239. A pond is to be located at the final outlet into the Catch Water Drain to attenuate and treat runoff from the scheme and will be sized to accommodate any untreated runoff from the development. An underground storage tank has been proposed under the area of open space to provide attenuation of surface water, with the provision of an underground cellular storage tank maximising the useable potential of the open space. Above-ground storage has been incorporated in suitable locations via three detention basins, a pond and several bioretention areas.
240. The addendum notes that detailed surface water drainage proposals based on the strategy will be submitted with the requisite information to deal with condition 16 of the outline consent (surface water drainage).
241. The Old West Internal Drainage Board objected to the application on the grounds that the proposed flow rate stated in the flood risk assessment is based on the total site area which it should only take into account the impermeable areas to calculate the flow rate. As noted above, the Drainage Strategy Addendum provides these details, but no updated consultation response has been received following submission of the Drainage Strategy Addendum.

242. The Lead Local Flood Authority and Sustainable Drainage Engineer raise no objection to the proposed development, following the submission of the Drainage Strategy Addendum.
243. The Lead Local Flood Authority confirm that the details submitted demonstrate that surface water from the proposed development can be managed through the use of permeable paving, detention basins, bio-retention areas, a balancing pond and a below ground attenuation tank. Furthermore, they are supportive of the use of permeable paving, detention basins, balancing ponds and bio-retention areas as in addition to controlling the rate of surface water leaving the site they also provide water quality treatment which is of particular importance when discharging into a watercourse.
244. Both the Lead Local Flood Authority and Sustainable Drainage Engineer recommended conditions be imposed as part of any consent requiring a surface water drainage scheme for the site (based on sustainable drainage principles and the Surface Water Drainage Strategy Addendum prepared by Gyoury Self Partnership (St. Albans) LLP) along with a condition for the long term maintenance arrangements for the surface water drainage system.
245. Drainage is largely a matter dealt with at outline stage when establishing the principal of development, with reserved matters applications requiring supporting details to demonstrate that drainage can be dealt appropriately within the layout of the site. Outline consents would impose a condition requiring a detailed surface water drainage scheme for the site. It would not be appropriate to impose a condition requiring a full surface water drainage scheme as part of a reserved matters application. Reserved Matters applications would typically only impose a condition for the maintenance arrangements for surface water drainage where such a condition is absent from the outline consent.
246. In this instance, condition 16 of the outline consent requires the submission of a surface water drainage scheme, based upon the principles within the agreed Flood Risk Assessment and Drainage Management Strategy (as submitted at outline stage) by way of a pre-commencement condition. Part vii. of the condition requires full details of the maintenance/adoption of the surface water drainage system. Officers are therefore satisfied that an appropriate condition for both a scheme for surface water drainage and its maintenance have been imposed as part of the outline consent.
247. If the Flood Risk Assessment and/or the Drainage Management Strategy referenced in condition 16 of the outline consent are no longer applicable or appropriate to the development and have been superseded by a new drainage 'strategy' or 'principles', it would be necessary for the developer to submit a Section 73 application to vary the wording of condition 16 of the outline consent. This would be necessary to allow full details of a surface water drainage scheme for the site and its maintenance to be dealt with and discharged appropriately. If any required alteration were not made, then it may not be

possible to discharge the details of the condition, which would prevent works from commencing on site, being a pre-commencement condition.

248. The Lead Local Flood Authority also put forward two informatives relating to Internal Drainage Board Consent and Pollution Control, Officers consider it appropriate to include an informative for the information of the applicant that any person carrying out works on an ordinary watercourse in an Internal Drainage Board area requires Land Drainage Consent from the Internal Drainage Board prior to any works taking place, along with an informative for pollution control.
249. In terms of foul water drainage, no objection has been raised by Anglian Water or the Sustainable Drainage Engineer to the proposed development.
250. Condition 17 of the outline consent requires the submission of a scheme for foul water drainage by way of a pre-commencement condition. Full details will therefore be dealt with through a formal discharge of conditions application with relevant consultation with the technical consultees.
251. Officers also note that condition 18 of the outline consent required details of a scheme for the provision of pollution control of the water environment, which shall include foul and surface water drainage, by way of a pre-commencement condition.
252. Overall, and notwithstanding the initial objection from the Old West Internal Drainage Board, given the comments of Anglian Water, the Lead Local Flood Authority and the Sustainable Drainage Engineer, officers are satisfied that the proposal would accord with policies CC/7, CC/8 and CC/9 of the Local Plan which requires developments to have an appropriate sustainable foul and surface water drainage systems and minimise flood risk.
253. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of drainage, noting the requirements of policy COH/2-2(e, f and g), and is considered acceptable on the basis of conditions attached to the outline consent.

Highway Safety, Management of Roads and Parking

254. The matter of access to the site was dealt with at outline stage with appropriate details secured through condition 4 of the outline consent, the approved plans condition, which included drawing number P16021-003E (Proposed Access Arrangement).
255. Conditions for a construction traffic management plan, nearby roundabout improvements, the provision of a footway/cycleway, a toucan crossing and widening of the existing footway and accesses to the site have all been secured by condition at outline stage in the interests of highway safety
256. The layout of the reserved matters application is consistent with the two points of access consented at outline stage.

257. Extensive discussions have taken place with the Local Highways Authority to ensure that the layout of the proposed development is constructed to an adoptable standard as far as practicable.
258. The Local Highway Authority has considered the layout of the site and found it acceptable in highway safety terms, requesting that drawing number 1005.0002.009 Rev D (Layout Geometries) be submitted as a standalone drawing and not appendix E of the Transport Assessment, to enable to drawing to be included within the list of approved plans.
259. The Local Highway Authority has stated that they would not seek to adopt the proposed development until the required information has been submitted and approved by the Local Highway Authority; the proposed swales will need to be managed by either the Parish Council or another body with a successor. The Highway Authority also note that they will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of surface water. Subject to the satisfaction of these details, the Local Highway Authority would seek to adopt most of the development.
260. The fact that the Local Highways Authority may not adopt the proposed development is not a highway safety issue, this arrangement is not unusual for schemes of this nature.
261. Officers consider it reasonable and necessary to impose conditions for details of the proposed arrangements for future management and maintenance of the proposed streets, visibility splays for each new car parking space, driveway falls and levels, driveway material and to include drawing number 1005.0002.009 Rev D (Layout Geometries) as an approved plan.
262. Subject to the recommended conditions, officers are satisfied that the development is acceptable in highway safety terms and would accord with policies HQ/1 and TI/2 of the Local Plan and paragraphs 108 and 110 of the NPPF.
263. In terms of car and cycle parking provision, each property would benefit from appropriate levels of off-road parking spaces (at least two in most instances), which would accord with policy TI/3 of the Local Plan. The Design and Access Statement details that each dwelling would benefit from cycle storage, but not precise details have been provided (beyond garage plans which could accommodate cycle storage). Officers therefore consider it reasonable and necessary to impose a condition requiring details of safe and secure cycle storage to ensure the development accords with policy TI/3 of the Local Plan in respect of cycle parking provision.
264. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the highway safety and parking provision.
265. Policy COH/2-2 of the Cottenham Neighbourhood Plan deals with large site design for schemes of more than 50 homes. Policy COH/2-2(h.ii.) requires large developments to address the matter of where beyond easy walking

distance of the centre, making provisions to reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements within the village centre such as secure cycle parking, improved pavements and safer crossings.

266. Considerations for cycleways, footpaths and accessibility improvements are matters for outline stage, with several enhancements secured by condition as noted above. In respect of secure cycle parking a condition requiring details of safe and secure cycle storage is recommended to ensure appropriate provision is made for each unit within the site.
267. The proposal would therefore accord with policy COH/2-2 of the Cottenham Neighbourhood Plan in respect of secure cycle parking.

Residential Amenity

Neighbouring Properties

268. The properties with the greatest potential for impact from the proposed development are the existing properties to the south of the site on Rampton Road, nos.120 to 132A (evens), whose rear property boundaries abut the southern / south-western boundary of the site.
269. Paragraph 6.68 of the Council's District Design Guide details that to prevent the overlooking of habitable rooms to the rear of residential properties and rear private gardens, it is preferable that a minimum distance of 15 metres is provided between the windows and the property boundary; for two storey residential properties, a minimum distance of 25 metres should be provided between rear or side building faces containing habitable rooms, which should be increased to 30 metres, for 3 storey residential properties.
270. Plots 1 to 5 are located to the rear of nos.120 to 132A Rampton Road, where the existing and proposed dwellings would have a direct back to back relationship.
271. The two storey rear elevations of Plots 1 to 5 are located between approximately 14 metres and 16 metres from the site boundary and rear boundaries of nos.120 to 132A Rampton Road, which is broadly in accordance with the 15-metre guidance of the Council's District Design Guide.
272. The depth of the existing gardens of nos.120 to 132A Rampton Road from the main rear two storey rear elevations of these dwellings to their rear property boundary and site boundary are between approximately 14 metres and 15 metres. Officers note that there are single storey rear projections to several of these properties and some outbuildings. Officers also note that no.128 Rampton Road has planning consent for a first-floor side extension and dormer to the rear elevation granted in July 2019.
273. The arrangements of no.120 Rampton Road are also noted, as raised in a representation objecting to the proposed development. No.120 extends to the

rear from its main two storey form through a range of two storey, one and a half storey and single storey projections all the way to its the rear boundary. The main living room for no.120 is located within the rear portion of this range adjacent to the site boundary and contains openings on its north-western elevation; no openings are present on the north-eastern elevation which forms the boundary onto the application site. Concern has been raised about the loss of privacy to this area from Plot 2.

274. Plot 2 is sited approximately 14 metres from the boundary of the application site facing directly towards the rear elevation of no.122 Rampton Road. The distance between the south-west facing rear elevation of Plot 2, which contains first floor windows serving habitable rooms, and the north-west facing living room openings of no.120 Rampton Road, is approximately 21.5 metres.
275. Although this separation would not achieve the 25-metre separation distance set out in paragraph 6.68 of the Council's District Design Guide, the relationship between these openings is an angled / oblique one rather than a direct back to back relationship and therefore a lower separation can be accepted. Officers do not consider that the views afforded from Plot 2, given the oblique angles and degree of separation, would result in a significant loss of privacy to no.120 Rampton Road sufficient to sustain a refusal of the application.
276. Overall, the degree of separation afforded between Plots 1 to 5 and nos.120 to 132A Rampton Road is considered acceptable and to accord with the recommendations of the Council's District Design Guide and not to result in a significant loss of privacy.
277. Given the degree of separation and the orientation of the site, with the proposed dwellings located to the north of the existing properties on Rampton Road, the proposed development is not considered to result in significant harm by way of a significant overbearing impact or significant loss of light.

Future Occupiers

278. Consideration is also given to the amenities of the future occupiers of the site.
279. The internal layout of the site is such that it is not considered to significantly compromise the quality of amenity afforded to each property, noting the relatively spacious relationship between dwellings where back to back distances range from approximately 25 metres to 35 metres. Where properties have a rear to side relationship, which is a small proportion of the development, a good degree of separation is achieved by virtue of the spacious layout and low-density development.
280. The relationship between the existing properties of Rampton Road and the proposed development, notably Plots 1 to 5, has been detailed above. For these reasons, the existing properties are not considered to significantly compromise the quality of amenity afforded the proposed dwellings near to these existing properties.

281. Paragraph 6.75 of the Council's District Design Guide details that ideally each one or two bedroom house should have private garden space of 40sqm in urban settings and 50sqm in rural settings whilst each house with 3 bedrooms or more should have private garden space of 50sqm in urban settings and 80sqm in rural settings. Ground floor apartments should have a minimum of 10sqm private amenity space immediately outside their living accommodation, or use of a communal garden, where 25sqm is allowed for each apartment. Upper floor apartments should have use of a private balcony, of a minimum of 3sqm, plus use of a communal garden, where 25sqm is allowed for each apartment.
282. Each property would benefit from a private amenity space which would meet or exceed the recommendations of the Council's District Design Guide. Upper floor apartments are all provided with a private balcony and use of a communal garden area.
283. In terms of the residential space standards and the internal quality of each unit, as detailed above the outline planning consent did not require the dwellings to be built to meet the residential space standards. However, officers acknowledge that 124 of the 147 properties within the development would meet or exceed national space standards (84% of the development). The 23 units which would not meet or exceed these standards, all of which are market units (house type B), only fail slightly of these standards on the basis of a slightly smaller level of built in storage than is required (rather than habitable areas such as bedrooms).
284. Officers therefore consider that the size of each unit would provide a high quality of amenity to the future occupiers of the site.

Conclusion

285. The proposal is considered to accord with policy HQ/1 of the Local Plan which requires development to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight.

Heritage Assets

286. The nearest listed building to the site is Tower Mill, Rampton Road, a Grade II tower windmill (now a water tower) located approximately 170 metres south of the site. The western edge of Cottenham conservation area is more than 500 metres from the southern and eastern boundaries of the site. The Council's Historic Buildings Officer has commented that the Team have no comment to make on the application.
287. Given the degree of separation between the proposed development and the designated heritage assets, noting the scale two storey scale of the development being compatible with the existing two storey environment, the proposal is not considered to result in harm in heritage terms.

288. Officers note the comments of the Historic Environment Team. Archaeology was a matter for consideration at outline stage and was dealt with accordingly. Condition 15 of the outline consent secures a written scheme of investigation for an archaeological programme of works by way of a pre-commencement condition. It would not be appropriate to impose an archaeological condition as part of a reserved matters application.
289. Officers consider that the development accords with policy NH/14 of the Local Plan.
290. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the heritage.
291. Policy COH/1-2 of the Cottenham Neighbourhood Plan deals with heritage assets and states that development proposals which conserve or, where practicable enhance, designated heritage assets in the neighbourhood area (including the Conservation Area, Listed Buildings or Scheduled Monuments) will be supported.
292. The proposal would accord with policy COH/1-2 of the Cottenham Neighbourhood Plan.

Other Matters

Cambridgeshire County Councillors

293. Officers note that within point four of their 13-point objection, Cottenham Parish Council raise concern that County Councillors on the South Cambridgeshire District Council's Planning Committee have complex conflicts of interest.
294. At the Council's Planning Committee members are provided with the opportunity to make any appropriate declarations of interest.
295. Officers do not consider that the Parish Council's concern for the 'complex conflicts of interest' of Councillors is material to the officer assessment and recommendation of the reserved matters application.

Fire Hydrants

296. The comments of Cambridgeshire Fire and Rescue are noted. Condition 30 of the outline consent secures the submission of details of arrangements for fire hydrants.

Outline Application: Illustrative Masterplan

297. Reference is made by Cottenham Parish Council and third-party representations to the illustrative masterplan submitted at outline stage, including the provision of a footpath and cycleway connection to Lambs Lane via recreation ground, which are absent from the reserved matters application.

298. The illustrative masterplan was not listed as an approved document as part of the outline consent and therefore carries no weight. Furthermore, the footpath and cycleway connection referenced is outside of the red line boundary for the development and its provision was not secured by condition or through the Section 106 at outline stage.
299. No weight can be attached to the illustrative masterplan, its layout and what connections may have been shown for the purposes of the determination of the reserved matters application. Any provision of such a footpath and cycleway connection would need to take place outside of the outline and reserved matters applications for this development.
300. For reference purposes only, a copy of the illustrative masterplan submitted at outline stage is included in appendix 4.

Potential New Primary School Access Road

301. Concern has been raised by Cottenham Parish Council in point 10 of their 13-point objection to a potential access road from Rampton Road to the potential rearward extension of Cottenham Primary School.
302. Officers acknowledge that the proposed layout facilitates the potential for a new access road to Cottenham Primary School. However, this does not give rise to a material reason for refusal. The development is considered acceptable in layout and highway safety terms as detailed above.
303. Furthermore, the new road may or may not come forward if the school were to be extended and the new road would occur outside of the red line boundary of the application and is therefore not within the scope of this application. In turn this gives rise to concerns from Cottenham Parish Council that the extended primary school would potentially reduce the amount of land available for sport. Again, this concern relates to an area of land outside of the red line boundary of the application and therefore cannot be attached any weight in the assessment or determination of the application.

Renewables & Climate Change

304. The comments of the Council's Sustainability Officer are noted. Condition 28 of the outline consent secures the submission of a renewable energy statement while condition 29 secures a water conservation strategy. Therefore, such details will be dealt with through a formal discharge of conditions application(s) rather than the reserved matters application.

Sustainability of the Site

305. Concerns have been raised in relation to the bus service and the nearest 'frequent' bus stop to the site along with traffic generation from the site.
306. Matters relating to the sustainability of the site were dealt with at outline stage and are not details for consideration the reserved matters stage.

307. Officers also note that policy COH/1-5(i) refers to the provision of up-to-date communications infrastructure while policy COH/1-5(j) refers to new builds being within easy walking distance of the village centre. Policy COH/2-2(h) refers to public transport and accessibility enhancements (i.e. footpaths, cycleways).
308. Again, these are details for the outline stage, with several highway improvements secured by the outline consent conditions and within the Section 106. The application is therefore not in conflict with the policies COH/1-5(i) and (j) or Policy COH/2-2(h) of the Cottenham Neighbourhood Plan.

Third Party Comments

309. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
310. Concern is raised regarding the protection for boundary walls. Such matters would be covered by the party wall act.

Planning balance and conclusion

311. For Officers acknowledge that the proposed development would result in some conflict with policies COH/1-1(a.c) and COH/1-5 of the Cottenham Neighbourhood Plan. However, the conflict identified, and the extent of that harm, must be weighed against the benefits and positive design responses of the scheme.
312. The site is a relatively spacious and low-density development, appropriate to its rural edge of village location, placing a large central green at the heart of the new development. Being a slightly more 'detached' development from the main village, the site is afforded the opportunity to both respond positively to the design characteristics of the existing village while also creating its own legibility and architectural pattern.
313. The proposed development provides a high quality and spacious development which incorporates a variety of bespoke house types that has a contemporary appearance which aims to create a 21st century identity for the site, while drawing on design characteristics and architectural details from the existing village. The development incorporates large amounts of soft landscaping and additional tree planting, which are well integrated within the site. Les King Wood, the north-western boundary of the site and Local Green Space, is to be significantly enhanced and made more accessible because of the development.
314. The development provides a high-quality level of amenity to the future occupiers of the site as 124 of the 147 properties (84%) would meet or exceed national space standards, although not required by planning policy. 113 of the 147 properties (77%), including all affordable units, would be built to accessible and adaptable dwellings M4(2) standard, beyond the 5% requirement of policy

H/9(4) of the Local Plan. Each property is afforded a generous area of private amenity space (and in some cases also a communal area), which meet or generally exceed the recommendations of the Council's District Design Guide.

315. Taken collectively, these factors (and those detailed throughout this report) would accord with policy requirements from both the Cottenham Neighbourhood Plan and the South Cambridgeshire Local Plan along with guidance from the Cottenham Village Design Statement and District Council's District Design Guide SPDs.
316. The development of the site would also result in the provision of 147 dwellings towards the Council's 5-year housing land supply and the erection of 59 affordable units to help meet an identified local need.
317. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable and that the benefits and positive design responses of the scheme outweigh the limited harm identified and the associated conflict with elements of the Cottenham Neighbourhood Plan. The proposal would provide a high-quality scheme which would make a positive contribution to the local and wider context of the site and the character of the area, responsive to its edge of village location, providing a good level of amenity to the future occupiers of the site.
318. For the reasons set out in this report, officers consider the reserved matters to be acceptable, on balance, in accordance with the relevant policies in the South Cambridgeshire Local Plan and Cottenham Neighbourhood Plan and associated Supplementary Planning Documents.

Recommendation

319. Officers recommend that the Planning Committee approves the application subject to conditions.

Conditions

- a) The development hereby permitted shall be carried out in accordance with the following approved plans:

Location & Layout Plans

- P100 (Location Plan)
- P120 Rev E (Masterplan)
- P201 Rev C (Extract Masterplan 1/3)
- P202 Rev E (Extract Masterplan 2/3)
- P203 Rev E (Extract Masterplan 3/3)
- P205 (Maisonette Layouts)
- 1005.0002.009 Rev D (Layout Geometries)

Floor Plans & Elevations

- P300 (House Type A)
- P301 (House Type A1)

P302 (House Type B)
P303 (House Type B1)
P304 (House Type C1)
P305 (House Type E1)
P306 (House Type F1)
P307 (House Type G1)
P308 (Maisonette I1)
P309 (Maisonette J1)
P310 (Single & Double Garage GA Plans & Elevations)
P311 (House Type B2 – Plot 47)

Ecology and Landscape Plans & Documents

2306 01 N (Landscape Masterplan)

2306 30 D (Detailed LEAP Proposals)

Ecological Precautionary Working Methodology Rev C (Middlemarch Environmental, March 2020)

Woodland Management Plan (Middlemarch Environmental, March 2020)

(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 slab level shall take place until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have 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 the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- c) Notwithstanding the approved plans, no development above slab level shall take place until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- i) Details of all windows and doors, surrounds, heads and cills at a scale of not less than 1:20.
- ii) Details of eaves, verges, soffits and fascia at a scale of not less than 1:20.

The development shall be constructed in full accordance with the approved details.

(Reason - To ensure the high-quality appearance of the development and to ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- d) No development above slab level shall take place until a scheme for the siting and design of the screened storage of refuse has been submitted to and approved in writing by the Local Planning Authority. The screened refuse storage for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved scheme and shall thereafter be retained.

(Reason - To provide for the screened storage of refuse in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).

- e) No development above slab level shall take place until details of the substation next to Plot 64 and the pumping station opposite Plot 71 (including scaled plans and elevations of any structures and enclosures), have 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 the appearance of the development is satisfactory and to protect the amenities of neighbouring properties in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- f) No development above slab level shall take place 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 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 policies HQ/1 and TI/2 of the South Cambridgeshire Local Plan and paragraphs 108 and 110 of the National Planning Policy Framework).
- g) Prior to the first occupation of the dwellings hereby permitted, a scheme for covered and secure cycle parking shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.
(Reason - To ensure the provision of covered and secure cycle parking in accordance with Policy TI/3 of the South Cambridgeshire Local Plan 2018).
- h) Prior to the first occupation of the dwellings hereby permitted, and pursuant to condition 11 of the outline permission, a scheme for hard or soft landscape features along the edge of Les King Wood, to reinforce public views towards All Saints Church, Cottenham (as identified by vista 2 in the Cottenham Neighbourhood Plan) shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in accordance with the approved details.
(Reason - To ensure the layout of the development is satisfactory and recognises the Rampton Road vista in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018 and policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan).
- i) Prior to the first occupation of each dwelling, two 2.0 x 2.0 metres visibility splays be provided. The splays shall be included within the curtilage of each new car parking space that is to exit directly onto the proposed carriageway/footway. One visibility splay is required on each side of the access. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the highway in perpetuity.
(Reason – To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

- j) All accesses including driveways shall be constructed so that their fall and levels are such that no private water from the site drains across or onto the proposed carriageway/footway.
(Reason – To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)
- k) All accesses including driveways shall be constructed using a bound material to prevent debris spreading onto the proposed carriageway/footway.
(Reason – To ensure the safe and effective operation of the highway in accordance with policy TI/2 of the South Cambridgeshire Local Plan 2018 and paragraphs 108 and 110 of the National Planning Policy Framework 2019.)

Informatives

- a) This site falls within the Old West Internal Drainage Board (IDB) district. Under the Land Drainage Act 1991, any person carrying out works on an ordinary watercourse in an IDB area requires Land Drainage Consent from the IDB prior to any works taking place. This is applicable to both permanent and temporary works. Note: In some IDB districts, Byelaw consent may also be required.
- b) Surface water and groundwater bodies are highly vulnerable to pollution and the impact of construction activities. It is essential that the risk of pollution (particularly during the construction phase) is considered and mitigated appropriately. It is important to remember that flow within the watercourse is likely to vary by season and it could be dry at certain times throughout the year. Dry watercourses should not be overlooked as these watercourses may flow or even flood following heavy rainfall.

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
- Cottenham Neighbourhood Plan Referendum Version (February 2020)
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Planning File References: S/4207/19/RM, S/2876/16/NMA1, S/3551/17/OL, S/2876/16/OL and S/2828/16/E1.

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