

Cottenham Parish Council

Comment submitted date: Sun 06 Sep 2020

Thank you for providing the opportunity for Cottenham Parish Council to comment on the 24 submissions related to S/4207/19/RM since our previous representation dated 5th August 2020. As you know this is the most sensitive of the four 5-year land supply developments in Cottenham; it is therefore disappointing, as authors of the NP, to see such a spirited defence of a "21st Century" approach to design as rebuttal of the recently-examined Cottenham Neighbourhood Plan.

We have considered the latest submissions and generally stand by our response of 5th August and recommendation that the application should be refused.

Despite assurances when the NP Referendum was suspended, that the developer would be persuaded to amend the proposal to be closer to the policies of the NP, Officers appear to be presenting the proposal as compliant, after the applicant has made only a few colour changes here and there, even shrugging off requests by colleagues for surface water management conditions as inappropriate despite these being applied to RM applications by both Persimmon and Redrow in recent times.

In particular we feel that more attention should be given to the following key mitigations:

- a considerable reduction in the number of houses being proposed adjacent to the existing playing fields, especially the "out of character" ones in the south of the site, parallel to existing houses on Rampton Road, those adjacent to Ramphill Farm and some relocated nearer to Les King Wood without compromising the key vista. There appears to be no change beyond a cosmetic colour change on two of these houses with 147 remaining the target quantum when 120 is nearer to an acceptable mark when 2 hectares has been lost from the developable area of the site.
- it should also involve earliest 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 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 imposition of the condition suggested by the SCDC Sustainable Drainage Engineer design of the surface water management system should be independently assessed to give confidence to Cottenham Parish Council and the community; (NP policies (COH/2-2e,f,g). Recent flooding in Cottenham was, in part, caused by lack of maintenance of the surface water management scheme in the 20-year old Tenison Manor and Brenda Gautrey Way developments.
- 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).

Recommendation In the absence of adequate mitigations, Cottenham Parish Council requests that the application S/4207/19/RM is refused