



Report to: South Cambridgeshire District
Council Planning Committee

10 November 2021

Lead Officer: Joint Director of Planning and Economic Development

21/01881/REM – Land North And East Of Rampthill Farm Rampton Road Cottenham

Proposal: Approval of matters reserved in respect of appearance, landscaping, layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings

Applicant: Tilia Homes (originally Kier Living)

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 05 May 2021)

Decision due by: 12 November 2021 (extension of time agreed)

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

Officer Recommendation: Approval

Presenting officer: Michael Sexton

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 non-material amendment application updated the description of the outline consent to "...development comprising up to 154 dwellings..." (reference S/2876/16/NMA1).
3. This application seeks reserved matters approval for the appearance, layout, scale, and landscaping of the development, as required by condition 1 of the outline consent and proposes the development of 140 dwellings.
4. Officers consider the reserved matters including the layout, scale, appearance and landscaping to be acceptable and to comply with the requirements of the outline consent and the policies of the adopted Local Plan and the Cottenham Neighbourhood Plan.
5. 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.
6. The development of the site would result in the provision of 140 dwellings towards the Council's 5-year housing land supply and the erection of 56 affordable units to help meet an identified local need.
7. The scheme has therefore been recommended for approval subject to planning conditions.

Relevant planning history

8. 21/01882/REM – Approval of matters reserved in respect of appearance landscaping layout and scale following outline planning permission S/2876/16/OL for a residential development of 140 dwellings – pending (duplicate application).
9. S/4207/19/RM – 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 – Refused (16 October 2020), Appeal Dismissed (02 July 2021).
10. 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 (24 July 2020).
11. S/3551/17/OL – Outline Planning Application for residential development comprising 125 dwellings including matters of access with all other matters reserved – Withdrawn

(19 February 2018).

12. S/2876/16/OL – Outline Planning Application for residential development comprising 154 dwellings including matters of access with all other matters reserved – Appeal Allowed (10 May 2018).
13. S/2828/16/E1 – Screening Opinion – Have No Objection To (04 August 2017).

Planning policies

National Guidance

14. National Planning Policy Framework (NPPF) 2021
National Planning Practice Guidance
National Design Guide 2019

South Cambridgeshire Local Plan 2018

15. 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 (May 2021)

16. 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):

17. 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

Other Guidance

18. Greater Cambridge Housing Strategy 2019 to 2023

Consultation

19. **Cottenham Parish Council** – Objection.

Comments received 11 August 2021 (in full)

CPC welcomes the changes made in response to the comments we made in May, particularly with regard to drainage management and informal links to the school land village. These changes will definitely improve the development from the point of view of Cottenham residents and are in line with our Neighbourhood Plan.

At the same time we still feel that improvements could be made in the following areas:

- The installation of new gas mains to serve central heating systems on such a large development is at odds with local and national targets to combat climate change by reducing carbon emissions, and should not be pursued. Furthermore we are concerned about the long term potential traffic disruption to existing residents whilst any gas mains are laid.
- House design still does not in general take into account the traditional style of the village in terms of roof pitch and fenestration - contrary to Neighbourhood Plan policy COH/1-5c and the Village Design Guide.
- The large number of unadopted roads which will be managed "in perpetuity" by the management company raise some concerns about the practicality of such an arrangement in the very long term.
- Similarly we are concerned about the lack of pavements in favour of integrated pavements/roads, contrary to Neighbourhood Plan policy COH/2-2a (providing safe off-road pedestrian access).
- As per Neighbourhood Plan policy COH/2-2h there should be provisions to reduce dependence on cars through segregated cycle-ways and footpaths and accessibility improvements. Without some form of link through to the Recreation Ground there would be heavy reliance on people driving to the Primary School; Lambs Lane is already heavily congested during school runs and there is no parking provision at the school. We appreciate that solutions were being explored with County however connectivity still remains a concern.

CPC recommends refusal, unless the outlined issues are resolved.

Comments received 21 May 2021 (summary)

We have noted that the developer has made a considerable effort to address the concerns raised by Cottenham Parish Council in response to the previous rejected reserved matter planning application, and we appreciate that the proposals are now more in line with our Neighbourhood Plan, which has been formally Made following the referendum on 6 May. For example, we welcome the overall reduction in number of houses, removal of the row of houses behind existing houses on Rampton Road and the pull back from Les King Wood.

However, we still have a number of comments and concerns regarding the current proposal that we would like to see addressed before we can recommend approval.

Drainage - Application is contrary to Neighbourhood Plan policy CHO/2-2e. We question whether the drainage system is adequate. It appears that over 50% of the roadways are designated as permeable and these are being used to mitigate the run-off. It is our belief that such surfaces will cease to be permeable in a few years and do not provide long term mitigation. Therefore, the runoff calculations should not assume they remain effective over long periods. If they were replaced by hard surfaces in the calculations, the ponds would need to be considerably enlarged. This may be possible for the ponds adjacent to Les King Wood, for example.

In support of this argument we point out that 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.

We have concerns that the outfall pipe will not be able to cope with additional water which in turn will seriously affect the IDB's Catchwater Drain.

A lot of the nominally 'permeable' roads mentioned above are on the 'wet side' of the estate, which will have an effect on run-off rates

We also question the value and effectiveness of the pond adjacent to Rampthill Farm, given its high position relative to the majority of the development, and ask whether the equivalent area of pond should be provided lower down the site. It doesn't appear that water will ever fill that pond, and any run-off from this area will need, in any case, to be piped to the other side of the estate.

Roadways and road surfaces - We have concerns about the high level of non-adoptable highways on the estate. As time goes on, there will be problems with these roads and residents will expect the council to repair them. To mitigate this, we believe many of these should be adopted highway.

We note that the paperwork is not consistent on the type of road surfaces. The "Landscape Masterplan" drawing indicates the shared access roads will be "permeable block paving", but the "Site Layout" drawing shows these areas as "Bitmac". The difference between these two will impact the drainage calculation.

Appearance - The developer has made efforts to create a visual appearance that is much less uniform than in the original proposal, but we do not think it is totally aligned with the Cottenham Village Design Statement. For example, tile hanging in this area is quite rare, while no 'Cottenham arches' have been incorporated. Contrary to Neighbourhood Plan policy COH/1-5c.

Open space - We have concerns about how much recreation space will be transferred to us. If we are going to redevelop the Recreation Ground (Rec) then we need the maximum amount of space to provide for the growing number of sports teams in the expanding village.

We suggest that the play area could be moved across to our existing area, which could make more Rec space available, for example.

We would like to see better access through Les King Wood. For example, as part of the tree management plan, widening of the pathways through the wood and improvement in their drainage and surfacing. In wet weather, these routes become impassable.

Access/connectivity - One of our principal original objections to the development related to the lack of connectivity to the Rec, schools and wider village. The proposed cycle path exits onto Rampton Road, but there is no way to widen the pathway towards the village to accommodate both pedestrians and cyclists,

despite the outline application stating that the existing path would be widened to 3m. This will encourage people to use cars for the school run and other visits to the village resulting in an inevitable increase in vehicle traffic and disruption to local residents.

We suggest that a path across Two Mill Field, which is County Council land, to the sports pavilion on the Rec would provide a better option. (Neighbourhood Plan policy COH/1-5j).

The outline application, approved at appeal, suggested there was potential for a shared cycleway footpath from the development, via the Rec past the sports pavilion; this has not been followed through in the Reserved Matters application. Furthermore policy COH/2-2a states that housing developments of more than 50 homes should provide safe off-road pedestrian, cycle and mobility scooter access to key village facilities including the Primary School and Recreation Ground. As per the Neighbourhood Plan policy COH/2-2h, large site design should make provision to reduce dependence on cars through segregated cycle-ways and footpaths. Whilst shared pathway improvements are proposed along Rampton Road - and only 'where possible' - more could and should be done.

Environmental - We note with real regret that the developer proposes gas heating for all houses. Given that gas heating is to be phased out from 2025, this decision appears short sighted.

The refused decision from This Land had proposed to use Air Sourced Heat Pumps, and although we are aware that this has higher initial capital costs, the long-term environmental damage will considerably outweigh any short term benefit. We believe that all developments from now on should be better aligned with government and District Council, as well as local council, commitments to reduce carbon emissions.

Proximity to sports facilities - No provision appears to have been made to provide adequate separation between the Rec football fields and the new houses, particularly at the top end of the development where the houses are closest to our 'Third Field'. There will most certainly be an issue with footballs going into gardens which in turn will affect resident amenity, and we request that secure boundary provisions are made from the beginning to prevent informal pedestrian access.

We remain prepared to discuss our comments fully with SCDC and the developer, building on the improvements made so far relative to the refused original application, but taking the above matters into consideration Cottenham Parish Council recommends that this application should not be approved until these issues have been satisfactorily resolved.

20. **Affordable Housing Officer** – Support.

21. **Anglian Water** – No objection.

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

Recommends adequate provision be made for fire hydrants secured by way of a Section 106 agreement or planning condition.

23. **Contaminated Land Officer** – No comments to make.

24. **Designing Out Crime Officer** – Support.

Requests to be consulted when an external lighting plan is available.

25. **Ecology Officer** – No objection.

26. **Environment Agency** – No comments further to those made to the outline consent.

27. **Environmental Health Officer** – No objection.

Recommends a condition relating to piling.

28. **Historic Buildings Officer** – No material conservation issues.

29. **Historic Environment Team (Archaeology)** – No comments to make.

30. **Landscape Officer** – No objection.

Recommends conditions for details of pumping station boundary treatment, footpaths within Les King Wood, management of Les King Wood and existing hedgerows, hard landscaping, LEAP, cycle stores, brick walls and piers, and to secure landscape management plan

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

It's noted that the previously approved outline planning application (Ref: S/2876/16/OL) was subject to several conditions relating to surface water drainage. While a review of the proposed surface water drainage network was submitted and therefore reviewed as a part of the reserved matters application, a separate discharge of conditions application will need to be submitted to address relevant conditions listed within the Appeal Decision granted on 10 May 2018.

Suggest informatives relating to ordinary watercourses and pollution control.

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

Highlights that the proposed pump station and access is being shown to the west of the site, an access that also encompasses an existing bridleway.

Recommends a condition requiring details of the proposed arrangements for future management and maintenance of the proposed streets within the development.

Provides guidance to the developer of information needed for the Local Highways Authority to consider adopting the development.

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

34. **Old West Internal Drainage Board** – No objection.

The proposal is to discharge surface water from the development to the Board's Catchment Drain at the IDB specified discharge rate of 1.1l/s/ha. This is confirmed within the calculations provided. The exceedance flow is to the Board's system following the drainage route on site to the point of the outfall. This will result in increased run off to the Board's system under the extreme event. A consent to discharge is required along with consent for the outfall structure. No details of the proposed outfall structure are provided but it would be anticipated this will be done when the consent is applied for.

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

36. **Sport England** – No objection.

37. **Sustainability Officer** – No objection.

Recommends conditions to secure the submitted renewable energy strategy and details of water efficiency.

38. **Sustainable Drainage Engineer** – Further information required.

As the hydraulic calculations have not been designed to meet minimum criteria, it could be an indication that sufficient attenuation have not been provided for a major development of 140 dwellings.

Alternatively, if the applicant is confident that the above issues can be resolved by means of planning conditions, we can recommend appropriate conditions.

39. **Trees Officer** – No objection.

Recommends a condition requiring a detailed Arboricultural Method Statement and Tree Protection Strategy.

40. **Urban Design Officer** – Support.

The general approach to layout, scale and height are generally considered to be acceptable. The amendments introduced to the latest design are considered acceptable and would address the previously raised concerns in relation to elevational treatments and garden layout of some of the corner plots. The proposals are considered to meet the objectives set out in Policy HQ/1 of the

'South Cambridgeshire Local Plan' (2018) (The Local Plan), the 'Cottenham Neighbourhood Plan' (May 2021) and the 'Cottenham Village Design Statement' (2007).

Recommends conditions for details of materials, sample panels and cycle parking.

Representations from members of the public

41. 15 representations have been received, one in support, 14 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:

- Access to the north east will impact highway safety.
- Boundary treatments not clear, hedgerows encouraged.
- Coronavirus has highlighted the need for outdoor sport and recreation.
- Cottenham Neighbourhood Plan identifies the need for more sport.
- Design and density not appropriate.
- Development will spoil the rural nature of the area.
- Extension of the Primary School will remove a large section of the current playing fields.
- Flooding in Les King Wood; building on adjacent land will exacerbate the issue.
- Flood risk and drainage concerns.
- Harm to biodiversity.
- Houses will impact heavily on the sense of green open space.
- Increase in traffic will be detrimental and reduce air quality.
- Indicative pitches shown over an existing hedge, adverse effect to wildlife.
- Lack of direct pedestrian and cycle links from the development through to Lambs Lane.
- Lack of public transport and the site being on the periphery of the village results in likely car dependency.
- LEAP takes up valuable sports playing area.
- Loss of agricultural land.
- Loss of land for local community for sports and recreation, which is already inadequate.
- Need to integrate disabled parking.
- New access road to the school will bring pollution to green open space.
- Object to row of trees planted between bottom field and allotments due to potential root damage to a hard court.
- Proposed play area does not seem necessary as there is an existing play area across the recreation ground.
- Proposed pond is positioned on a valuable playing field and could be hazardous.
- Space for planting needs proper consideration to be effective.
- Too many houses.
- Unadopted roads.
- Village facilities already stretched.

In summary the following supportive comments have been provided:

- Development takes on board most of the aspirations laid out in that Neighbourhood Plan.
- Development has opened up the vista from Rampton Road to All Saints Church.
- Quantum of housing reduced and increased their variety while reducing roof pitches.
- Avoid aligning the access road to any future school access road across any sports land.

The site and its surroundings

42. The site is located within the development framework boundary of Cottenham, as enlarged by the Cottenham Neighbourhood Plan (Policy COH/2-1). 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).
43. 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

44. This application seeks approval of matters reserved for appearance, landscaping, layout, and scale for 140 dwellings following outline planning permission S/2876/16/OL for residential development.
45. 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".
46. The non-material amendment application was approved on 24 July 2020.

Planning Assessment

47. 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.
48. 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.

Relevant Planning History

49. This reserved matters application follows the refusal of a previous reserved matters application for the development of 147 dwellings, refused by the Council’s Planning Committee in October 2020 under planning reference S/4207/19/RM. The refusal notice contained the following two reasons for refusal:
1. The proposed dwellings, by virtue of their excessive scale, height, mass and design would be harmful to the character and appearance of the area, promoting a scale of development which is discordant and not in keeping with the scale and character of the surrounding area. The proposal would therefore fail to promote a high-quality and responsive design which would retain or enhance the character of the area. The

proposal would therefore fail to accord with Policy HQ/1 of the South Cambridgeshire Local Plan 2018, Policies COH/1-5(c) and COH/2-2(b) of the Cottenham Neighbourhood Plan (Referendum Version February 2020), the South Cambridgeshire District Design Guide Supplementary Planning Document (2010) and the Cottenham Village Design Statement Supplementary Planning Document (2007) which require development to be of a high quality design, with a clear vision as to the positive contribution the development will make to its local and wider context, being compatible and responsive to its location in terms of scale, mass, form and design.

2. The proposed dwellings, by virtue of the number of dwellings proposed within a reduced site area, together with their layout, siting, scale, height and mass within the site, would conflict with views towards All Saints Church, Cottenham from Rampton Road, identified as Vista 2 in the Cottenham Neighbourhood Plan. The introduction of a built form of development as proposed within the identified vista would obstruct views towards the Church resulting in harm to the distinctive character of the village. The proposal would therefore fail to accord with Policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan (Referendum Version February 2020) which states that development proposals should take account of identified vistas within the Neighbourhood Plan which contribute to the character and attractiveness of Cottenham.
50. The refusal of reserved matters application S/4207/19/RM was subject to a formal appeal, where the Inspector upheld the two reasons for refusal and dismissed the appeal in July 2021 (appeal reference APP/W0530/W/21/3269815).
51. This reserved matters application has sought to address the previous reasons for refusal, which are considered within this report.

Principle of Development

52. The principle of residential development on the site was established under outline planning consent S/2876/16/OL.
53. 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.
54. 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 is within the up-to number range of dwellings approved at outline stage.
55. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the principle of development.

56. Policy COH/2-1 of the Cottenham Neighbourhood Plan identifies a development framework (as shown on Figure 15) 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.
57. The principle of development would therefore accord with Policy COH/2-1 of the Cottenham Neighbourhood Plan.
58. 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

59. The application boundary for the reserved matters application is smaller than that of the outline consent.
60. 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 proposal.
61. The original landowner, Cambridgeshire County Council (CCC), decided to retain some of the land for the potential future school extension and 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 successors in title would have to re-provide land to CPC should any of their existing land be allocated for development.
62. 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 in this regard.
63. Several conditions were imposed on the decision for the outline consent which require compliance at the reserved matters stage.
64. Condition 2 of the outline consent required the submission of an application for the approval of the reserved matters within two years of the date of approval (i.e., by 10 May 2020).
65. However, due to the Covid-19 Pandemic, the Government published guidance relating to the extension of certain planning permissions, guidance which was last updated on 22 July 2020 and withdrawn on 07 May 2021. The guidance in respect of outline planning permissions was as follows:

What is the position in relation to outline planning permission?

Outline planning permissions may have lapsed or be at risk of lapsing for two reasons: (a) development has not commenced; or (b) applications for reserved matters approval have not been submitted for determination by the local planning authority within the period specified by a condition imposed on an outline planning permission by or under section 92(2)(a) of the Town and Country Planning Act 1990.

Time limits for implementation relating to outline planning permissions are subject to extension in the same way as other planning permissions:

- time limits for implementation passed between 19 August 2020 and 31 December 2020 are automatically extended to 1 May 2021
- time limits for implementation passed between 23 March 2020 and 19 August 2020 are extended to 1 May 2021 if Additional Environmental Approval is granted in respect of the relevant planning permission

In addition, any deadline for the submission of applications for the approval of reserved matters under an outline planning permission which would otherwise expire between 23 March 2020 and 31 December 2020 is extended to 1 May 2021.

66. The deadline for the submission of a reserved matters application on the site was therefore extended to 01 May 2021.
67. This reserved matters application was submitted to the Local Planning Authority on 23 April 2021, within the extended period permitted.
68. 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.
69. The reserved matters application includes the submission of an Ecological Walkover Survey that contains details pursuant to the requirements of condition 5 of the outline consent, which has been subject to formal consultation with the Council's Ecology Officer and found acceptable.
70. 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.
71. 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.
72. 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.

73. 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.
74. The application therefore complies with conditions 2, 5, 6 and 7 of the outline consent.

Housing Provision

75. The reserved matters application proposes the erection of 140 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 84 market dwellings and 56 affordable dwellings (40%).

Housing Density

76. 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.
77. The site measures approximately 14.76 hectares in area. The provision of 140 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 16 dwellings per hectare.
78. 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.
79. Officers note that within the supporting Design and Access Statement a density of approximately 27 dwellings per hectare has been stated for the development of 140 units across a 'net developable area' of 5.05 hectares (a net area established by removal of woodland, central green, and area of open space from gross site area).
80. 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 considered acceptable, particularly considering the site's more sensitive rural edge of village location.

81. The proposal would therefore comply with Policy H/8 of the Local Plan.
82. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the density of development.
83. 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.
84. 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

85. 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.
86. The application proposes the development of 84 market dwellings in the form of 25x2-bedroom properties (30%), 28x3-bedroom properties (33%), 27x4-bedroom properties and 4x5-bedroom properties (37%).
87. 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.
88. Officers note that Policy H/9(2.f) requires sites of 20 dwellings or more to supply dwelling plots for sale to self and custom builders. When the outline consent was granted the Council did not have an adopted policy relating to self or custom build. No requirement for such provision was secured at outline stage by way of a condition or through the Section 106 Agreement and therefore no self or custom build provision can be secured at reserved matters stage.
89. 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.
90. The proposal would provide seven units built to the accessible and adaptable dwellings M4(2) standard, split over four market units and three affordable units.

91. The proposal would therefore be in general accordance with Policy H/9 of the Local Plan and comply with the provisions of the outline consent.

Affordable Housing

92. 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
93. The application proposes the development of 56 affordable properties in the form of 12x1-bedroom flats, 34x2-bedroom houses, 8x3-bedroom houses and 2x4-bedroom houses across a tenure split of 70/30 in favour of affordable rent.
94. The Council's Affordable Housing Team has confirmed their support for the mix, tenure and layout of affordable housing proposed.
95. The Greater Cambridge Housing Strategy 2019-2023 Annex 10: Clustering and Distribution of Affordable Housing Policy sets out that for medium mixed tenure residential developments of 30 to 200 units, there should be maximum clusters of 15 units (including blocks of flats), which should not abut each other and be dispersed appropriately across the whole development. The Policy also notes that ground floor flats should have their own entrances, if possible, as they are likely to be allocated to older or disabled residents or families with children.
96. The layout of the site creates four separate groups of affordable units dispersed within the site:
- Plots 40-54: a group of 15 affordable units comprising three pairs of semi-detached shared ownership houses, three pairs of semi-detached affordable rent houses and one terrace for three affordable rent houses.
 - Plots 88-100: a group of 13 affordable units comprising two pairs of semi-detached shared ownership houses, three pairs of semi-detached affordable rent houses and one terrace for three affordable rent houses.
 - Plots 101-114: a group of 14 affordable units comprising two blocks of flats containing six affordable rent units and a pair of semi-detached affordable rent houses.
 - Plots 123-136: a group of 14 affordable units three detached shared ownership houses, two pairs of semi-detached shared ownership houses, one detached affordable rent house and three pairs of semi-detached affordable rent houses.
97. Officers, in consultation with the Council's Housing Team, are satisfied that the proposed distribution of the affordable units within the site, including the mix of tenures, is appropriate.
98. Officers consider the provision of affordable housing to be acceptable and to accord with Policy H/10 of the Local Plan, the Greater Cambridge Housing

Strategy 2019-2023 and Policy COH/2-2(d) of the Cottenham Neighbourhood Plan.

Residential Space Standards

99. 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.
100. Given that the outline planning consent did not require the dwellings to be built to meet the residential space standards by way of a condition 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.
101. Officers acknowledge all affordable dwellings have been designed to comply with the nationally described space standards.
102. Only four market dwellings fail to meet the minimum gross internal floor areas (Plots 80, 81, 121 and 122 falling short by 9sqm) while a further 16 market dwellings fail to provide to comply in terms of the area of built-in storage. However, of those 16 market dwellings it is noted that the internal floor area of those units exceed the minimum requirements.
103. The proposal would therefore not strictly accord with Policy H/12 of the Local Plan, although most properties would (approximately 85% of the development). However, there are material circumstances to justify a departure in this instance as the policy cannot be pursued under a reserved matters application.

Open Space Provision

104. 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:
 - 1,201 sqm Informal Play Space.
 - 1,266 sqm Informal Open Space.
105. 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.
106. 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.
107. The Section 106 agreement also ensures that appropriate management, public access and maintenance arrangements for the LEAP and 'Other On-Site Public Open Space' will be secured.

108. The application is supported by a Design and Access Statement which provides a section on Land Use, breaking down the areas of residential development, surface water drainage basins, LEAP, semi formal open space, informal open space and the area of Les King Wood. 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.
109. Officers are satisfied that the minimum open space requirements of the Section 106 have been met.

Reserved Matters

Layout

110. 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, with the lowest density placed on the north-western boundary adjacent to Les King Wood and the open countryside. 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.
111. The scheme identifies and responds to key frontages onto the public realm including Rampton Road, Les King Wood and Cottenham Recreation Ground, and provides an area of the site that could be made available for future recreational use as part of an extended recreation ground.
112. The Design and Access Statement details how the layout provides a block structure with outwards facing forms of development to enhance the legibility of the streetscape and public areas with active frontages, promoting a sense of vibrancy, and providing good levels of security and passive surveillance within the site. Key areas, focal points and vista stops have been incorporated to add interest to the street scenes and aid in place-making and wayfinding. Roads are laid out within a legible hierarchy, providing an interconnected network of streets, buildings and spaces for ease of movements through and within the site.
113. The Design and Access Statement sets out how six Character Areas have been incorporated into the development, namely the Woodland Edge, Neighbourhood Heart, Informal Rural Group, Open Space Edge, Northern Entrance and Community Link.
114. The differences between Character Areas are subtle, ensuring that the scheme is cohesive and establishes its own identity while featuring buildings with traditional designs that reflect the characteristics of the village. At the heart of the scheme, a new green has been created with dwellings overlooking it on all sides, providing a central area that acts as the hub for the scheme. 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.

115. The development incorporates a range of house types spread across the 140 units in a variety of forms across detached properties, semi-detached properties and maisonettes. 18 separate house types are identified on the site layout plan, although some are similar in form but varied in their architectural detailing to add greater variety and interest.
116. The layout of the site seeks to locate different house types next to each other 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 provides an additional degree of interest in street scene views alongside with their varied appearance and external finish, to further minimise a repetitious form (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.
117. The layout of the site 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, a response to the fen-edge landscape character of Cottenham (Policy COH/1-5(a)). Properties are largely orientated with their principal 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 soft rural edge.
118. 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 with glimpsed views between properties and the spacious siting of properties on the north-western boundary of the site. Properties are orientated 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.
119. Although reserved by condition, the Boundary Treatment Plan and 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. Limited residential boundaries abut the eastern edge of the site and adjacent recreation ground, allowing for the retention of open boundaries to the site. Where residential boundaries do abut this area (i.e., Plots 9, 101-106, 107-112

and 132) the development will need to balance boundary treatments with the need for security, but these details are yet to be confirmed and could potentially include hedge planting.

120. 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 examples of courtyard parking, but this accounts for a relatively small proportion of the site and have been integrated into the site rather than appearing as overly obtrusive areas.
121. In terms of movement and permeability the layout of the site establishes a formal street hierarchy through the provision of a primary street and pathway between the two points of access, with several shared surface streets and private driveways roads stemming from it (Policy COH/2-2(a)). 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.
122. 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 incorporated into the submitted Ecology Walkover Survey and Arboricultural Report, with further references to enhancements provided within the Landscape Management Plan. 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 and the development offers a positive response.
123. In terms of open space, as noted above, the development incorporates a large central green space within the development to provide a central hub. The LEAP has been provided towards the south-eastern edge of the site adjacent to the existing recreation ground and proposed residential development. The siting of the LEAP in this location is considered to provide a strong connection between the proposed development and adjacent recreation ground and village, while conforming to the recommended walking distances provided within the Council's Open Space SPD. The layout of the site also provides for a large unoccupied field in the southern portion of the site, an area which adjoins the existing recreation ground, a positive layout response to any future expansion of the recreation space (policy COH/2-2(c)).
124. 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)).

125. The application has been reviewed extensively in consultation with the Council's Urban Design Officer, who is supportive of the proposed layout.
126. The overall layout of the development is considered 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.
127. 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.

Vista

128. 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 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.
129. Vista 2, as illustrated on Figure 6, 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.
130. It is important to note that the second reason for refusal of the previous reserved matters application, reference S/4207/19/RM, set out that the proposed dwellings, by virtue of the number of dwellings proposed within a reduced site area, together with their layout, siting, scale, height and mass within the site, would conflict with views towards All Saints Church, Cottenham from Rampton Road, identified as Vista 2 in the Cottenham Neighbourhood Plan.
131. In response, the layout of the site has stepped the built form of development further away from the edge of Les King Wood to preserve vista 2 as identified in the Cottenham Neighbourhood Plan. Officers note that the Rampton Road vista has been superimposed onto the proposed layout plan to demonstrate the retention of the view absent of built form. Furthermore, the number of dwellings proposed has been reduced to 140 (previously 147) as well as being reduced in scale/height (a matter considered in detail later in this report).
132. Therefore, although the proposed development would introduce a built form of development onto a currently undeveloped and relatively open area, the proposed layout responds positively to Policy COH/1-1(a.c) of the Cottenham Neighbourhood Plan and retains the identified vista.
133. 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 or to conflict with the purposes of the identified vista.

134. Overall, the proposed layout would accord with the requirements of Policy COH/1-1(a.c) and Policy COH/1-1(c.a) of the Cottenham Neighbourhood Plan.

Recreation Space

135. 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) 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).
136. 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) 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).
137. Officers note that Figure 26 of the Cottenham Neighbourhood Plan 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, most of which is accommodated within the proposed layout.
138. 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 (Policy COH/4-1(a)). 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) and illustrated in Figure 26 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 does not prejudice the potential for additional parking facilities for recreational use, as noted by Policy COH/4-4(c).
139. Policies COH/4-1 and COH/4-4 of the Cottenham Neighbourhood Plan set out their support for community, recreation and sports facilities and are therefore not directly applicable to the reserved matters application as the principle of

development has already been established at outline stage. Nonetheless, the proposed layout is not considered to conflict with Policies COH/4-1 and COH/4-4 of the Cottenham Neighbourhood Plan.

Local Green Space

140. 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.
141. 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 it alters the boundary of the recreation ground Local Green Space and designates an additional Local Green Space at Les King Wood (as shown on Figure 12). 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.
142. 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.
143. 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

144. 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.
145. 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 Rampthill 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.

146. 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.
147. 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

148. It is important to note that the first reason for refusal of the previous reserved matters application, reference S/4207/19/RM, set out that the proposed dwellings, by virtue of their excessive scale, height, mass and design would be harmful to the character and appearance of the area, promoting a scale of development which is discordant and not in keeping with the scale and character of the surrounding area, conflicting with Local Plan and Neighbourhood Plan Policies.
149. The previous reserved matters application proposed dwellings with steep pitched ridge heights ranging from approximately 9 metres to 10.1 metres, with the maisonettes providing a ridge height of approximately 8.6 metres.
150. The proposed development provides a two storey, traditional 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. All proposed dwellings, including the apartments, are limited to two storeys in height and none of them feature rooms in the roof, while roof pitches are in keeping with the local character but afford lower overall building heights.
151. The dwellings within the development incorporate variations in ridge heights across the house types proposed, ranging between approximately 8.2 metres and 8.8 metres, including the apartment buildings. The lowest ridge height is approximately 7.4 metres and features on the corner plot houses within the development.
152. As noted above, 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. The proposed scale of development is considered responsive to the context of the area in this respect and to be a positive design response.
153. It is also 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. The numerous house types within the development also incorporate variations in width and

length, which are responsive to the context of the site and wider character of the village.

154. The slight variations in scale are considered to add visual interest and variety to the development, responding to village characteristics (Policy COH/1-5(c) and (e)).
155. Officers also acknowledge that Policy COH/2-2 of the Cottenham Neighbourhood Plan, sets out 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)).
156. The overall scale of the development is considered to be appropriate and responsive to the context of the area and to make positive contribution to the local and wider context of the site in accordance with Policy HQ/1 of the Local Plan.
157. Officers also consider that the scale of the development is responsive to Policies COH/1-5 and COH/2-2 of the Cottenham Neighbourhood Plan and the Cottenham Village Design Statement SPD.

Appearance

158. The Cottenham Village Design Statement notes that buildings in Cottenham have been constructed from a gradually evolving range of materials.
159. The proposed development incorporates several house types which provide a range of appearances across the site. These are further enriched through the material palette and architectural language, providing greater diversity to these design types.
160. The Design and Access Statement sets out that a character study of existing building stock in Cottenham was undertaken to inform and develop a palette of details that can be utilised to enable the new development to connect to the local context. The study identified that the village contains an eclectic mix of buildings that have evolved over the centuries that have come together to create a specific identity and local distinctiveness.
161. The Design and Access Statement originally set out that the development would incorporate yellow gault or buff stock brick with the occasional use of soft red/red-multi bricks, light render, hanging tile, weatherboarding, predominantly slate roofs with occasional use of pantiles and plain tiles in red or red/brown to offer variation, alongside responsive detailing of the verges, eaves, windows and doors.
162. Following the first round of consultation, and in response to an objection raised by Cottenham Parish Council, the use of hanging tiles has been removed from

the proposal, the amount of red brick reduced in favour of buff and barge board detailing removed from the houses around the central open space.

163. In terms of architectural detailing, chimneys have been included on several dwellings to provide interest within the roofscape alongside the use of gables which deliver an important aspect of the roofscape, various elements of brick detailing have been incorporated into elevational treatments, with porches and rectilinear bay windows adding further variation.
164. 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.
165. 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.
166. The overall appearance and detailing of the proposed units are considered acceptable, including compatible roof pitch forms and general fenestration arrangements, 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.
167. Offers are supportive of the material palette for the development and their general distribution throughout the site. However, officers consider it reasonable and necessary to impose conditions requiring details of materials and sample panels to be submitted / provided to ensure that the quality of development is taken through to completion in a manner which is fully compatible with its location.
168. Overall, and subject to the recommended conditions, the appearance of the development is considered to make a positive contribution to the character of the area would accord with Policy HQ/1 of the Local Plan.
169. 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

170. 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.

171. Notwithstanding condition 11 of the outline consent, the application is supported by a Landscape Masterplan, a Landscape Management Plan, a detailed LEAP proposal, Central Green Proposal, a Tree Survey, Arboricultural Impact Assessment, Preliminary Arboricultural Method Statement & Tree Protection Plan (which contains a Woodland Management Plan).
172. In terms of strategic landscaping to address the edge of village location, the development already benefits from having Les King 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 and enhance it.
173. 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.
174. The site incorporates several other landscape features, as illustrated in the Landscape Masterplan and detailed in the Design and Access Statement.
175. The primary entrance to the north west of the site provides an attractive and soft entrance to the site. Plots 29 to 33, 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.
176. The mature hedgerows to parts of the perimeter of the site are to be retained while a central green space has been designed at the heart of the development and surrounded by trees. Areas of tree planting has been accommodated in and around the site, enhancing the rural characteristics of the development, including avenues of trees along the points of access to and from Les King Wood. Although the final detail is reserved these are likely to be native trees, a detail outlined by Policy COH/1-5(h) of the Cottenham Neighbourhood Plan, creating a positive design response.
177. 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.
178. In terms of hard landscaping, although limited detail is available, this has been designed to reflect the road hierarchy of the development while providing a positive design solution. Boundary treatments, although reserved by condition as noted above, seek to respond to their context, including some edge of site locations.

179. The application has been subject to formal consultation with the Council's Landscape Officer and Trees Officers who are supportive of the proposal.
180. 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 10 requires details of boundary treatment; such conditions are therefore not necessary as part of any reserved matters application. Landscape maintenance is secured through the Section 106 agreement attached to the outline permission.
181. The Council's Trees Officer recommends a condition requiring a detailed Arboricultural Method Statement and Tree Protection Strategy, notwithstanding the submitted details. However, condition 11 of the outline consent already requires details of existing trees and hedgerows to be retained and measures for their protection, with condition 13 setting out specific details and requirements for retained trees; such a condition is therefore not necessary as part of any reserved matters application.
182. 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.
183. 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

184. The application is supported by an Ecology Walkover Survey (Middlemarch Environmental, 09 April 2021) which references and provides extracts of amended assessments forming an Ecological Precautionary Working Methodology, a Biodiversity Enhancement Strategy, a Woodland Management Plan (Report Number RT-MME-154858-04) and a Biodiversity Impact Calculator. A Landscape Management Plan (Rev A, Liz Lake Associates, July 2021) has also been submitted alongside various planting plans.
185. The application has been subject to formal consultation with the Council's Ecology Officer who has no objection to the proposed development subject to securing ecological mitigation and enhancement measures.
186. As required by condition 5 of the outline consent, an Ecological Walkover Survey has been submitted that contains details pursuant to the requirements of condition 5 and has been found acceptable and to meet the requirements of the condition.
187. In line with the wording of condition 5 of the outline consent, officers consider it appropriate to include the Ecology Walkover Survey (April 2021) as part of the approved plans/documents condition to ensure compliance with the contents of the report.

188. The Council's Ecology Officer has commented the details submitted show that there is to be no removal of trees from the Les King Wood, with an ample wildflower meadow buffer between it and the development, that the Landscape Management Plan is acceptable in ecology terms, with the aim to maximise the ecological potential of the new and existing habitats within the development.
189. 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).
190. Notwithstanding condition 14 of the outline consent, the submitted Ecological Walkover Survey (to be secured as an approved document) refers to an updated Biodiversity Enhancement Strategy, with the Council's Ecology Officer previously confirming that the site could provide a net gain in biodiversity.
191. Overall, officers consider that the proposal would accord with Policy NH/4 of the Local Plan and NPPF guidance 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.
192. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the biodiversity.
193. 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).
194. 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.
195. 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.
196. Nonetheless, officers are satisfied that, subject to the details secured through the relevant discharge of conditions stage, the development would accord with the aspirations of Policy COH/1-1 of the Cottenham Neighbourhood Plan in respect of 'wildlife corridors'.

Flood Risk and Drainage

Background

197. The application site is in Flood Zone 1 and is therefore considered as having a low probability of flooding.
198. Drainage is largely a matter dealt with at outline stage when establishing the principle of development, with reserved matters applications requiring supporting details to demonstrate that drainage arrangements could be provided appropriately within the proposed layout of the site, being linked to matters of layout and landscaping.
199. Outline consents typically impose a condition requiring a detailed surface water drainage scheme for the site, along with details of its maintenance. A discharge of conditions application then provides the full technical details, calculations, maintenance details etc., as required by the condition, to discharge the relevant requirements and approve an appropriate drainage scheme for a development in full.
200. 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.
201. In terms of foul water drainage, 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.
202. Officers also note that condition 18 of the outline consent requires 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.

Reserved Matters

203. The application is supported by an amended Surface and Foul Water Drainage Strategy (MLM Group), an amended Foul and Surface Water Drainage Strategy Plan (MLM Group), an Overland Flow Exceedance Routes Plan (MLM Group) and a response to drainage comments document (Sweco UK Limited). These details have been produced to demonstrate that the proposed development is deliverable from a drainage perspective.

204. The details set out that the drainage strategy has been produced following the requirement of conditions 16, 17 and 18 of the outline consent and have taken account of the requirements of the Old West Internal Drainage Board. The details highlight that ground conditions are not suitable for the use of infiltration drainage and it is therefore proposed to discharge surface water to the Catch Water Drain which is managed by the Internal Drainage Board.
205. Surface water generated by the impermeable areas will be collected by a series of gullies and pipes and conveyed to the attenuation basins on site, of which there are four. The site discharges to the Catch Water Drain via a flow control device restricted to 3.7l/s in line with Internal Drainage Board requirements of 1.1l/s/ha of drainage area at the site. Suitable water quality treatment is provided by the SuDS on site using open attenuation basins.
206. Foul water will discharge to the on-site pumping station via gravity, the proposed rising main will pump the foul water to the Anglian Water gravity sewer located in Rampton Road.
207. The application has been subject to formal consultation with Anglian Water, the Environment Agency, the Old West Internal Drainage Board and the Lead Local Flood Authority who raise no objection to the proposed development, following the submission of amended / additional supporting drainage details.
208. The comments of the Council's Sustainable Drainage Engineer are noted. However, officers note that the request for further information does not account for the response to drainage comments document (Sweco UK Limited) submitted after that request, details that have been assessed and accepted by the Lead Local Flood Authority. Officers are satisfied that the additional details submitted are acceptable for the purposes of the reserved matters application and respond to the comments of the Council's Sustainable Drainage Engineer with further hydraulic details/calculations provided.
209. The Lead Local Flood Authority also put forward two informatives relating to ordinary watercourse consent and pollution control. Officers consider it appropriate to include these informatives for the information of the applicant.
210. The Internal Drainage Board refer to the fact that no details of the proposed outfall structure are provided, acknowledging that this would be anticipated when the consent is applied for. Officers are satisfied that the details would come forward at discharge of conditions stage.
211. Officers note the original comments from Cottenham Parish Council in respect of surface water management, permeable roads and the effectiveness of the pond adjacent to Rampthill Farm.
212. As noted above, details of management arrangements are secured within condition 16 of the outline consent (with details of management of roads secured by condition as part of the recommended reserved matters consent). Permeable paving is not being provided as site investigations revealed that the site is not suitable for infiltration as the soils are impermeable, so infiltration is

not feasible. The pond adjacent to the farm attenuates the run-off from the houses and roads to the west of that basin and is located here as this is the best location hydraulically to serve those houses.

213. In terms of foul water drainage, no objection has been raised by Anglian Water.
214. Overall, given the comments of Anglian Water, the Environment Agency, the Old West Internal Drainage Board and the Lead Local Flood Authority, 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 to minimise flood risk.
215. 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). The application indicates the control of surface water discharge and the use of SuDS devices (Policy COH/2-2(e)), permeable construction where appropriate (Policy COH/2-2(f)) and the need for a private management company being responsible for maintaining the SuDS features (Policy COH/2-2(g)).
216. The proposal is not considered to conflict with the requirements of Policy COH/2-2(e, f and g) of the Cottenham Neighbourhood Plan and is considered to be acceptable on the basis of the drainage conditions attached to the outline consent as noted above. Formal discharge of conditions applications would bring forward details that would fall within the requirements of Policy COH/2-2(e, f and g) of the Cottenham Neighbourhood Plan.

Highway Safety, Management of Roads and Parking

217. 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).
218. 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
219. The layout of the reserved matters application is consistent with the two points of access consented at outline stage.
220. The Local Highway Authority has considered the layout of the site and found it acceptable in highway safety terms.
221. The Local Highway Authority has recommended a condition requiring details of the proposed arrangements for future management and maintenance of the proposed streets, highlighting that they would not seek to adopt the development in its current form. The Local Highway Authority has provided guidance to the developer in their comments of information needed for the Local

Highways Authority to consider adopting the development, so the potential for adoption remains.

222. 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.
223. 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 and driveway material in the interests of highway safety.
224. Officers note the comments of the Local Highways Authority in respect of the pump station access. This is an existing point of access and not one that serves the residential areas of the development, as secured at outline stage, and no alterations to the access are proposed within the reserved matters application, therefore no objection is raised in this regard.
225. 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 paragraph 110 of the NPPF.
226. 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 secure, covered cycle parking has been provided through brick built stores accessed via driveways, or lockable good quality sheds to rear gardens, with direct access to street and approached by hard paths while apartment occupiers will store their cycles in dedicated shared brick cycle stores that are convenient and overlooked. However, officers 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.
227. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the highway safety and parking provision.
228. 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 incorporate designs which address matters including where they are located beyond easy walking distance of the centre, provisions are made 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.
229. Considerations for cycleways, footpaths and accessibility improvements outside the site 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.

230. The proposal would therefore accord with Policy COH/2-2 of the Cottenham Neighbourhood Plan.

Residential Amenity

Neighbouring Properties

231. 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.
232. 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.
233. The layout of the site is such that no properties are proposed to the rear of the existing properties along Rampton Road that abut the site, significantly reducing the potential impact on the quality of amenity. Plots 7 and 8 are located to the west of the row of existing houses, with their rear elevations set approximately 13 metres from the western boundary of existing residential development with a rear to side relationship. The degree of separation is considered acceptable and not to result in significant harm to the amenities of adjacent properties.
234. The proposed development, by virtue of the proposed layout of the site, is not considered to result in significant to the amenities of existing properties by way of a significant loss of privacy, overbearing impact or loss of light.

Future Occupiers

235. Consideration is also given to the amenities of the future occupiers of the site.
236. 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 24 metres to 36 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.
237. The relationship between the existing properties on Rampton Road and the proposed development, notably Plots 7 to 9, is such that the adjacent residential development is not considered to significantly compromise the quality of amenity afforded the proposed dwellings near to these existing properties.

238. 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.
239. The application is supported by an amenity space schedule. 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.
240. 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 most of the properties within the development would meet or exceed national space standards.
241. Officers therefore consider that the size of each unit would provide a high quality of amenity to the future occupiers of the site.

Conclusion

242. 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

243. 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.
244. Given the degree of separation between the proposed development and the designated heritage assets, noting the 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.
245. 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.

246. Officers consider that the development accords with Policy NH/14 of the Local Plan.
247. Officers also have regard to the policies of the Cottenham Neighbourhood Plan in respect of the heritage.
248. 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.
249. The proposal would accord with policy COH/1-2 of the Cottenham Neighbourhood Plan.

Other Matters

Fire Hydrants

250. 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.

Renewables & Climate Change

251. Cottenham Parish Council raise concern over the installation of new gas mains to serve central heating systems and the associated traffic disruption to existing residents.
252. The developer is entitled to install new gas mains, with any road closures agreed in advance with Cambridgeshire County Council. This point of objection does not give rise to a reason for refusal.
253. 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

254. Concerns have been raised in relation to the lack of public transport and the existing strain on village services.
255. Matters relating to the sustainability of the site were dealt with at outline stage and are not details for consideration the reserved matters stage.

256. 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).
257. Again, these are details for the outline stage, with several highway improvements secured by the outline consent conditions and within the Section 106 and the walking distance from the village centre already considered. 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

258. The comments made in third-party representations are noted, with many points already considered in the report. The remaining matters raised are considered below.
259. Cottenham Parish Council raise concern that there should be provisions to reduce car dependency through segregated cycle-ways, footpaths and accessible improvements, including some form of link through to the recreation ground, as per Policy COH/2-2(h). Similar concerns are raised in third party objections.
260. A footpath and/or cycleway across the recreation ground towards Lambs Lane would occur outside of the application boundary for the outline and reserved matters consents / applications. Such provision was not secured at outline stage by way of a condition or through the Section 106 agreement so cannot be required at reserved matters stage. As noted above, the treatments to the eastern boundaries of the site do not prohibit such a link coming forward separately from the planning process.
261. Considerations for cycleways, footpaths and accessibility improvements outside of the site were matters for outline stage, with several enhancements secured by condition as noted above.
262. Several comments refer to the loss of land needed for sport and recreation, highlighted by the impact of Covid-19, the loss of agricultural land and how the development will spoil the rural nature of the area. As noted above, the principle of development has already been established, considering these points at outline stage, while the reserved matters details have been found appropriate to the context of the area.
263. Reference is also made to the potential extension of the Primary School and new access; however, this is not material to the reserved matters application, although the layout of the site accommodates the potential for any new road to run around the outskirts of the recreation ground and adjacent open space.

264. One comment sets out that the proposed play area does not seem necessary; however, it is a requirement of the outline consent given relevant planning policy.
265. In terms of the impact of planting and drainage features on the recreation area officers do not consider there to be significant harm arising from the layout of the site and proposed arrangements in respect of planting and drainage in and around the recreation ground.

Planning balance and conclusion

266. This reserved matters application has directly addressed the previous refusal associated to reserved matters application S/4207/19/RM, refused by the Council's Planning Committee and dismissed at appeal.
267. The layout of the site has stepped the built form of development further away from the edge of Les King Wood to preserve vista 2, as identified in the Cottenham Neighbourhood Plan. The scale, height and mass of the residential units has been reduced, including the removal of any tall steep pitched roofs, to provide a design response that is appropriate and responsive to the context of the area and the relevant policies of the Cottenham Neighbourhood Plan.
268. The scheme represents a substantial improvement on the previous scheme by virtue of the development's responsive layout to its setting and context with no direct adverse impacts on existing residential properties. The scheme provides a scale and appearance of development that is compatible with its location and includes variety and interest which draws on the context of its location and the policies of the Cottenham Neighbourhood Plan while creating its own identity. The landscape scheme integrates the development within its surroundings and contributes towards the quality of amenity afforded to future occupiers of the site.
269. Officers consider the reserved matters including the layout, scale, appearance and associated landscaping to be acceptable and to comply with the requirements of the outline consent.
270. 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.
271. The development of the site would result in the provision of 140 dwellings towards the Council's 5-year housing land supply and the erection of 56 affordable units to help meet an identified local need.
272. For the reasons set out in this report, officers consider the reserved matters to be acceptable, in accordance with the relevant policies in the South Cambridgeshire Local Plan 2018, the Cottenham Neighbourhood Plan 2021 and associated national and local planning guidance.

Recommendation

273. 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 approved plans as listed on this decision notice.

Plans to be listed:

Location & Layout Plans

2062/P/10.01 (Location Plan)
2062/P/10.02A (Site Layout)

Floor Plans & Elevations

2062 / P / 20.01 (Cot2A M4(2) - Floor)
2062 / P / 20.02 (Cot2A M4(2) - Elevations)
2062 / P / 20.11 (Cot2B - Floor)
2062 / P / 20.12 (Cot2B - Elevations)
2062 / P / 20.21A (Cot2C - Floor)
2062 / P / 20.22A (Cot2C - Elevations 1)
2062 / P / 20.23A (Cot2C - Elevations 2)
2062 / P / 20.31 (Cot2D - Floor)
2062 / P / 20.32A (Cot2D - Elevations 1)
2062 / P / 20.33 (Cot2D - Elevations 2)
2062 / P / 20.41 (Cot3A - Floor)
2062 / P / 20.42 (Cot3A - Elevations 1)
2062 / P / 20.43A (Cot3A - Elevations 2)
2062 / P / 20.51 (Cot3B - Floor)
2062 / P / 20.52A (Cot3B - Elevations 1)
2062 / P / 20.53A (Cot3B - Elevations 2)
2062 / P / 20.61 (Cot3C - Floor)
2062 / P / 20.62A (Cot3C - Elevations 1)
2062 / P / 20.63A (Cot3C - Elevations 2)
2062 / P / 20.64 (Cot3C - Elevations 3)
2062 / P / 20.71 (Cot3D - Floor)
2062 / P / 20.72A (Cot3D - Elevations 1)
2062 / P / 20.73A (Cot3D - Elevations 2)
2062 / P / 20.74A (Cot3D - Elevations 3 Key Building)
2062 / P / 20.75 (Cot3D - Elevations 4)
2062 / P / 20.81 (Cot4A - Floor)
2062 / P / 20.82A (Cot4A - Elevations 1)
2062 / P / 20.83A (Cot4A - Elevations 2)
2062 / P / 20.84A (Cot4A - Elevations 3)
2062 / P / 20.91 (Cot4B - Floor)
2062 / P / 20.92A (Cot4B - Elevations 1)

2062 / P / 20.93A (Cot4B - Elevations 2)
2062 / P / 20.101 (Cot5A - Floor)
2062 / P / 20.102A (Cot5A - Elevations 1)
2062 / P / 20.103A (Cot5A - Elevations 2)
2062 / P / 20.201 (AFF2A - Floor)
2062 / P / 20.202 (AFF2A - Elevations 1)
2062 / P / 20.203A (AFF2A - Elevations 2)
2062 / P / 20.211A (AFF2B - Floor)
2062 / P / 20.212A (AFF2B - Elevations 1)
2062 / P / 20.213 (AFF2B - Elevations 2)
2062 / P / 20.221 (AFF2C - Floor)
2062 / P / 20.222 (AFF2C - Elevations)
2062 / P / 20.231 (AFF3A - Floor)
2062 / P / 20.232 (AFF3A - Elevations)
2062 / P / 20.241A (AFF3B - Floor)
2062 / P / 20.242A (AFF3B - Elevations)
2062 / P / 20.251 (AFF4A - Floor)
2062 / P / 20.252 (AFF4A - Elevations)
2062 / P / 30.01A (AFF1A - Ground Floor (101-106))
2062 / P / 30.02A (AFF1A - First Floor (101-106))
2062 / P / 30.03A (AFF1A - Elevations 1 (101-106))
2062 / P / 30.04A (AFF1A - Elevations 2 (101-106))
2062 / P / 30.11A (AFF1A - Ground Floor (107-112))
2062 / P / 30.12A (AFF1A - First Floor (107-112))
2062 / P / 30.13A (AFF1A - Elevations 1 (107-112))
2062 / P / 30.14A (AFF1A - Elevations 2 (107-112))

2062 / P / 50.01 (Single Store 1)
2062 / P / 50.02 (Single Store 2)
2062 / P / 50.03 (Double Store 1)
2062 / P / 50.04 (Double Store 2)
2062 / P / 50.05 (Twin Store 1)
2062 / P / 50.06 (Twin Store 2)
2062 / P / 50.07 (Double Store (Sales))
2062 / P / 50.08A (Cycle Store Plots 101-106 & 107-112)
2062 / P / 60.01 (Sub Station)

Ecology and Landscape Plans & Documents

2306-LLA-ZZ-00-DR-L-0401 P03 (LEAP Proposals)
2406-LLA-ZZ-00-DR-L-0001 P04 (Landscape Masterplan)
Ecological Walkover Survey (Middlemarch Environmental, 09 April 2021, ref RT-MME-154858-01)
Landscape Management Plan Rev A (Liz Lake Associates, April 2021, ref 2306-LLA-XX-XX-MP-L-0901-P01)

Reason: In the interests of good planning, for the avoidance of doubt and to facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.

- b) Notwithstanding the approved plans, 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. The details shall include a material schedule, detailing the specification, photos and manufacturer of the proposed materials and large scale coloured elevations. 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 brickwork above ground level shall be laid until a sample panel, at least 1m x 1m in size, has been prepared on site detailing the choice of glazing panel and cladding panels. The details shall be submitted to and approved in writing by the Local Planning Authority. The approved sample panel is to be retained on site for the duration of the works for comparative purposes, and works will take place only in accordance with 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.

- d) 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.

- e) 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.

- f) 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 110 and 112 of the National Planning Policy Framework 2021.

- g) 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 and 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 110 and 112 of the National Planning Policy Framework 2021.

Informatives

- a) OW Consent
Constructions or alterations within an ordinary watercourse (temporary or permanent) require consent from the Lead Local Flood Authority under the Land Drainage Act 1991. Ordinary watercourses include every river, drain, stream, ditch, dyke, sewer (other than public sewer) and passage through which water flows that do not form part of Main Rivers (Main Rivers are regulated by the Environment Agency). The applicant should refer to Cambridgeshire County Council's Culvert Policy for further guidance:

<https://www.cambridgeshire.gov.uk/business/planning-and-development/water-minerals-andwaste/watercourse-management/>

Please note the council does not regulate ordinary watercourses in Internal Drainage Board areas.

- b) Pollution Control
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 (May 2021)
- South Cambridgeshire Supplementary Planning Documents (SPDs)
- Greater Cambridge Housing Strategy 2019 – 2023
- Planning File References: 21/01882/REM, 21/01881/REM. 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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