Gladman Developments Limited

Planning and Affordable Housing Statement

Land off Rampton Road, Cottenham

South Cambridgeshire District Council

May 2016
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EXECUTIVE SUMMARY

Description of Development

The application relates to land off Rampton Road, Cottenham. It seeks Outline Planning Permission for up to 200 dwellings and up to 70 apartments with care (C2), demolition of an existing dwelling at 117 Rampton Road, associated public open space and landscaping with all matters reserved, except for access. The application is a re-submission of application reference S.1818/15/OL which was refused at planning committee on 11th May 2016.

There is a wealth of evidence from figures at the highest levels of the Government and the Bank of England which demonstrate that there is a clear and pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable. The development proposal responds directly to those concerns.

Accordance with the Development Plan

The South Cambridgeshire Core Strategy was adopted on 25th January 2007. The Core Strategy was set in conformity with the Cambridgeshire and Peterborough Structure Plan and the East of England Regional Spatial Strategy (EERS). Both the Structure Plan and the RSS have been revoked. The weight that its policies can be afforded is substantially reduced as Local Plan policies were not prepared in the context of the Framework and are now out of date.

It is acknowledged that the proposal constitutes a departure from the Development Plan, as the site lies outside the settlement boundary of Cottenham. However, South Cambridgeshire District Council cannot demonstrate a 5 year supply of housing which means the policies relating to the supply of housing are out-of-date and the presumption in favour of sustainable development applies.

South Cambridgeshire Local Plan 2011-2031

The emerging Local Plan was submitted to the Secretary of State on the 28th March 2014. The initial hearing sessions of the local plan were split up into four blocks and concluded on 30th April 2015. As the emerging Local Plan is at an advanced stage, its policies can be afforded weight, subject to the provisions set out in paragraph 216 of the Framework.

The Inspector’s preliminary conclusions on the emerging Local Plan (20th May 2015) provided that more work was required to resolve issues concerning; Green Belt Review, Objectively Assessed Housing Need (OAHN), the overall development strategy and conformity with the revisions to National Planning Policy. The examination hearings into the South Cambridgeshire Local Plan will re-commence in June 2016, with a number of joint sessions with Cambridge City focussing on OAHN, joint trajectory and supply and the Green Belt methodology. There remains significant unresolved objections into the emerging plan and it can therefore only be attributed limited weight at this stage in terms of decision-making.
Housing Land Supply

South Cambridgeshire District Council are currently unable to demonstrate a five year housing land supply. This is accepted by the authority within their Five Year Housing Land Supply update published in November 2015 and further in a report to Planning Committee on 11th May 2016. The Inspector in the Appeal Decision for Land off Shepreth Road, Foxton (APP/W0530/W/15/3084325) issued in May 2016, confirmed that South Cambridgeshire District Council could not currently demonstrate a five year supply of housing land. In accordance with Paragraph 49 of the National Planning Policy Framework, relevant policies for the supply of housing should not be considered up-to-date if the local authority cannot demonstrate a five-year supply of deliverable housing sites. As a consequence, the presumption in favour of sustainable development as set out in paragraph 14 of the Framework is engaged.

Sustainable Development and Key Benefits

The accompanying reports show there are no unacceptable adverse impacts associated with the proposal. Conversely, the proposal provides significant material planning benefits, which weigh heavily in favour of the application proposal. These include;

- Delivering market housing to meet an identified need, in an area where there has been historical substantial under-delivery;

- The application proposals would deliver 40% affordable homes and provide the full range of affordable housing at a time when other schemes might have been unable to a deliver policy compliant level of affordable housing. In circumstances where there is a chronic shortage of affordable housing in Cambridgeshire (as confirmed by both the SHMA and EiP Inspector’s preliminary conclusions) this should be regarded as a significant material benefit which weigh heavily in favour of the application proposals;

- The provision of up to 70 apartments with care (C2);

- The site will provide 52.5% open space provision, for the benefit of new residents and the existing wider community;

- Accessibility - the proposal site is in both walking and cycling distance to the main facilities and services within the settlement;

- New Homes Bonus of £1.8 million and the wider economic benefits associated with construction and job creation;

- Ecological benefits through the protection and enhancement of existing wildlife corridors and provision of new green infrastructure within the development;

There are no significant and demonstrable adverse impacts that would outweigh the benefits of granting permission when assessed against the Framework as a whole. The proposals constitute sustainable development in the context of the three dimensions of sustainable development; environmental, social and economic.
Decision Taking

The presumption in favour of sustainable development set out in national planning guidance confirms that in circumstances where there is no deliverable five year supply, the policies of the Development Plan for the supply of housing are out of date and the decision-taking test in §14 of the Framework applies. In the absence of any significant and demonstrable harm capable of outweighing the benefits, the presumption in favour of sustainable development is engaged which confirms that development should be approved ‘without delay’.
1 INTRODUCTION

1.1 Context

1.1.1 This planning statement forms part of the suite of documents submitted to South Cambridgeshire District Council by Gladman Developments Ltd (referred to herein after as Gladman) in support of a planning application for:

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

1.1.2 The application is a re-submission of application reference S/1818/15/OL (for up to 225 dwellings) which was refused at planning committee on 11th May 2016, with the following reasons for refusal:

1. The development will result in an unacceptable impact on the transport network and pose a danger to highway safety contrary to the requirements of adopted policy TR/3 Mitigating Travel Impact of the Development Control Policies DPD.

2. When viewed from Rampton Road the development will extend the ridge line of the built environment of Cottenham village into open countryside resulting in demonstrable and significant harm to the landscape character including to the openness of this rural locality. This harm, on balance, outweighs the benefits which arise from delivering up to 225 dwellings (40% of which will be affordable) and up to 70 apartments with care in a village which is well served by services and facilities. For this reason the proposal does not represent sustainable development and conflicts with the requirements of the NPPF, policies DP/3 Development Criteria and NE/4 Landscape Character Areas of the adopted Development Control Policies DPD, adopted District Design Guide SPD and policies NH/2 Protecting and Enhancing Landscape Character of the emerging Local Plan.

1.1.3 The planning statement and accompanying reports will seek to address the refusal reasons and demonstrate that planning permission for the second application should be granted as any harm caused by the development will not significantly and demonstrably outweigh the considerable benefits when considered in the planning balance.

1.1.4 The statement sets out the context for the development by providing the background to the proposals including a description of the site and its surroundings and the relevant up-to-date policy framework. It then assesses the proposals against the identified policy framework and the key material considerations and sets out the case in support of development. A full list of documents which accompany this Planning Application can be found at Appendix 1.
1.2 **The Site and Surroundings**

1.2.1 The application concerns a large agricultural field which is currently used for arable farming and a residential property. The site is approximately 14.16 ha in size and is located to the south west of the village of Cottenham.

1.2.2 The topographic survey indicates that the topographic high is within the middle of the site, located at 13.92m AOD. From this topographic high, there is a fall of land in a north-west direction, and in a south-east direction. The area of the site which falls in a north-west direction, falls from a topographic peak of 13.92m AOD (middle of the site), to a low of 6.71m AOD (along the northern boundary). The area of the site which falls gently in a south-east direction, falls from a topographic peak of 13.92m AOD (middle of the site), to a low of 11.42m AOD (towards the southern boundary).

1.2.3 The site is bound to the east by ribbon development along Rampton Road; to the north and west by open arable farmland and to the south by orchards/agricultural fields. A partial hedgerow is present along the site’s northern boundary, however there is no defined boundary along much of the site’s western and southern boundaries.

1.2.4 Please refer to the Design and Access Statement submitted with this application for a detailed site description.

1.3 **Planning History**

1.3.1 In 1989 an outline planning application was submitted by Barratt Luton Ltd (ref. S/1091/89/O) on the site plus additional land to the west/south west, for 150 dwellings and a golf course. The application was refused by South Cambridgeshire District Council on 4th August 1989, for the following reasons:

- The development of part of the site for housing would be contrary to the extant local plan in that the land was outside of the development framework of the village, and in that adequate sites had been allocated to meet the requirements of the village as a defined Rural Growth Settlement
- The sewage system in the area was overloaded and required improvements before further development could take place
- Development would adversely affect the effluent quality of the receiving sewage works, leading to pollution of downstream watercourses with a materially adverse effect upon established water uses
- The application did not show a satisfactory means of disposal of surface water from the proposed development
- The development would be detrimental to the open and rural character of the approach to the village, in that the proposed access arrangements would require clearance of mature hedgerow along the site frontage to acquire the necessary visibility splays, housing would be unduly prominent on the skyline and the proposed golf clubhouse and car park would be an undesirable intrusion into an open and predominantly rural landscape.
1.3.2 This Planning Statement, and other documents submitted to support it, will demonstrate that the planning policy position in South Cambridgeshire is materially different today to as was the case in 1989, and that effective solutions can be implemented to ensure that all potential technical constraints to development identified in the above decision notice, are fully overcome.

1.3.2 As outlined at 1.1.2 above, an outline application for up to 225 dwellings and up to 70 apartments with care (C2) on the site was refused at planning committee on 11th May 2016. The committee report and decision notice can be found at Appendix 2.

1.4 EIA Screening

1.4.1 An EIA Screening Request was submitted to SCDC following the submission of the first application. In a decision letter dated 15th September 2015, the Council confirmed that the proposals for up to 225 units and up to 70 apartments with care (C2) did not constitute EIA development.

1.4.2 The proposals which are the subject of this application are not materially different from those in the first application (albeit a lower number of dwellings is proposed); as such Gladman consider that the proposed development is not EIA development. However for the avoidance of doubt it is requested that the Council re-screen the proposals on receipt of the planning application.

1.5 The Application Proposals

Introduction

1.5.1 This application seeks outline permission for a residential development with all matters reserved, except for access. Details of the parameters of the development for which outline permission is sought are included within the Design and Access Statement. Further detail (including detailed mix, precise location of buildings and appearance) will be brought forward at the reserved matters stage.

1.5.2 In addition, a Development Framework has been prepared, giving an indication of how the site could be developed, helping to demonstrate the acceptability of the parameters presented. This presents only one iteration of how the site could be developed and is not for determination at this stage.

Public Consultation

1.5.3 Gladman carried out a public consultation prior to the submission of the first application. Details of this and the way in which the original application responded to the comments received are set out within the Statement of Community Involvement.

1.5.4 This ‘second go’ application aims to respond to the comments received as part of the original public consultation in addition to comments made by statutory consultees and third parties through the determination of the first application.
Planning Obligations and Conditions

1.5.5 Gladman will seek to enter into constructive dialogue with South Cambridgeshire District Council to agree obligations for any necessary and reasonable on and off site provisions which are related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010. Regulation 123 confirms that there should be no duplication between CIL and other infrastructure payments.

1.5.6 Gladman agreed a list of draft S106 obligations and conditions as part of the first application. As the principle of the obligations has been agreed, it is anticipated that the Council will proportionately reduce the contributions to reflect the lower number of units proposed as part of this application.

1.5.7 A draft Heads of Terms can be found at Appendix 3.

1.5.8 A draft list of proposed planning conditions for discussion is included at Appendix 4.

1.6 Delivery

1.6.1 It is likely that, subject to market conditions, on average around 25 to 30 market dwellings would be completed per annum. The affordable housing would be delivered simultaneously (as required by Planning Condition) alongside the market dwelling completions. Taking into account infrastructure delivery, it is anticipated that the development of the site would take in the order of seven to eight years to complete.
2 HOUSING NEED

2.1 Introduction

2.1.1 This chapter provides a summary of the National Planning Policy Framework, housing need and supply in South Cambridgeshire District Council.

2.2 National Context

2.2.1 There is a wealth of evidence from figures at the highest levels of the Government, the Bank of England and internationally with the European Commission and International Monetary Fund which demonstrate that there is a clear and pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable.

2.2.2 On the 12th June 2014, the Chancellor of the Exchequer, George Osborne, delivered his annual Mansion House speech, where he provided:

“...We need to see a lot more homes being built in Britain. The growing demand for housing has to be met by growing supply....I will not stand by and allow this generation, many of whom have been fortunate enough to own their own home, to say to the next generation; we’re pulling up the property ladder behind us. So we will build the houses Britain needs so that more families can have the economic security that comes with home ownership.”

2.2.3 The Governor of the Bank of England, Mark Carney, also made further reference to this matter in his speech at the same event on 12th June 2014 stating that:

“The underlying dynamic of the housing market reflects a chronic shortage of housing supply, which the Bank of England can’t tackle directly. Since we are not able to build a single house, I welcome the Chancellor’s announcement tonight of measures to increase housing supply.”

2.3 National Planning Policy Framework Summary

2.3.1 At the heart of the Framework is the ‘presumption in favour of sustainable development’, seen as the ‘golden thread’ running through plan-making and decision-taking (§14). For plan-making this means meeting objectively assessed needs; for decision-taking this means approving development where it accords with the development plan, or where the Plan is absent, silent or out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the Framework indicate development should be restricted.

2.3.2 Paragraph 17 sets out a series of underpinning Core Principles which, inter alia, seek to proactively drive and support sustainable economic development to deliver the homes, business, infrastructure and thriving local places that the country needs; secure high quality design; take account of the different roles and character of different areas; recognise the intrinsic character and beauty of the countryside; contribute to the conservation and enhancement of the natural environment; promote mixed use development and sustainable, accessible development.
2.3.3 Paragraphs 18 and 19 of the Framework give significant weight to the need to support economic growth. The Framework calls for a positive approach to new development and amongst other things seeks to boost significantly the supply of housing. LPAs are required to identify a 5 year land supply of deliverable sites for housing development; where the authority has a persistent record of under-delivery against the delivery of housing they should provide an additional 20% flexibility allowance (§ 47). Policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a deliverable five-year supply of sites (§ 49).

2.3.4 Developments should be located where the need to travel will be minimised and the use of sustainable modes of transport can be maximised. This should take into account the development needs and opportunities available in rural areas, which differ from those in urban areas (§ 29 and §34). Sustainable development in rural areas should be promoted, with housing located where it will enhance or maintain the vitality of rural communities (§ 55).

2.3.5 Paragraph 215 sets out that due weight should be given to development policies in existing plans according to their degree of consistency with the Framework. Paragraph 216 also states that due weight should be given to relevant policies in the emerging plan according to: its stage of preparation, the extent of unresolved objections and their degree of consistency with the Framework.

2.4 **Housing Requirement and Five Year Supply**

**Strategic Housing Market Assessment**

2.4.1 The Cambridge Sub-region Strategic Housing Market Assessment (SHMA) published in 2013, calculated that South Cambridgeshire’s Objectively Assessed Need (OAN) is 950 dwellings per annum. This figure forms the basis of the emerging Local Plan requirement.

**EiP Inspector Preliminary Conclusions**

2.4.2 The EiP Inspector has expressed concerns in relation to the methodology contained within the 2013 SHMA for establishing OAN. The Inspector has provided that the Council’s approach to the establishment of the full OAN has not fully taken into account the advice in the Planning Practice Guidance regarding market signals, particularly in relation to affordability. The Inspector has subsequently concluded that the Council should fully consider whether there is a need for an upward adjustment in housing numbers.

**NLP Housing Market Assessment**

2.4.3 Nathaniel Lichfield & Partners submitted a Housing and Employment Technical Assessment - update (October 2014) which has reviewed the housing and employment strategies for Cambridge and South Cambridgeshire in the context of commercial proposals within the HMA. This Assessment can be found as an appendix to NLP’s Matter 3 Hearing Statement (reference number: M3-5423-17653).
The Technical Assessment has found that across the two Local Authority areas the OAN is 42,780 dwellings over the period 2011-2031 (2,139 dpa). This is apportioned to 798 dpa for Cambridge and 1,341 dpa for South Cambridgeshire; significantly higher than what has been proposed in the emerging Local Plan.

**November 2015 OAN Study**

Following the Inspector’s comments on OAN, the Councils commissioned a further study by Peter Brett Associates which was published in November 2015. The study concluded that South Cambridgeshire’s objectively assessed need is 19,337 dwellings over the plan period, including a 10% uplift for market signals. Cambridge City’s OAN was identified as 14,000 dwellings (30% uplift).

Following the publication of this report, the Council have proposed main modifications to the emerging Local Plan which identifies a requirement of 19,500 dwellings (975dpa) in South Cambridgeshire. Further joint hearing sessions are scheduled to commence on 7th June 2016 to consider the new OAHN figure and housing requirement figure which is derived from this.

Gladman have concerns regarding Peter Brett Associates’ approach to the assessment of OAN in South Cambridgeshire and Cambridge City, and have submitted representations to the reconvened EiP hearings detailing these concerns. Gladman have requested to participate at the EiP to bring these concerns to the Inspectors’ attention.

**Housing Land Supply**

South Cambridgeshire District Council currently demonstrate a housing land supply of 3.9 years against the emerging Local Plan requirement of 975dpa, as provided within the latest Housing Land Supply Update (November 2015). The most recent appeal decision\(^1\) issued in May 2016 maintained that South Cambridgeshire District Council could not demonstrate a five year supply of housing land. Further, in a recent committee report (11\(^{th}\) May 2016), South Cambridgeshire District Council acknowledged that this remains the case.

In any event, South Cambridgeshire District Council cannot demonstrate a 5 year supply. Consequently, in accordance with paragraph 49 relevant policies concerning the supply of housing cannot be considered up-to-date and the presumption in favour of sustainable development set out in paragraph 14 of the Framework is engaged.

**2.5 Need for Extra Care Housing**

At a national level, Planning Practice Guidance stipulates that “the need to provide housing for older people is critical given the projected increase in the number of households aged 65 and over accounts for over half of the new households” (Paragraph 021 Ref ID:2a-021-20140306). Indeed, by 2020 it is anticipated that 20% of the English population will be over 65 and by 2027, the number

\(^1\)Land off Shepreth Road, Foxton (APP/W0530/W/15/3084325).
of 85 year olds will have increased by 60%. The PPG further states that “supporting independent living can help to reduce the costs to health and social services”.

2.5.2 At a district level, the South Cambridgeshire Housing Strategy 2012-2016 identifies that South Cambridgeshire, alongside Fenland and Huntingdon, has the most significant shortfall of extra care housing in Cambridgeshire. Furthermore, an analysis of the need for housing for older people in South Cambridgeshire which can be found at Appendix 10 of this Planning Statement (source: HousingLIN) shows that there is currently a 67% undersupply of Extra Care units in the district. There is a current need for 217 extra care units in South Cambridgeshire, with an estimated future need of 335 units which will increase if current needs are not met. It also demonstrates that by 2030 there will be 10,883 people aged 75+ living alone in South Cambridgeshire, which represents a 76% increase on the levels in 2014. It is clear therefore that there is a chronic need for additional units in the district.

2.5.3 The Health Impact Assessment appended to this Planning Statement indicates the demographic breakdown of Cottenham’s population at the 2011 Census. It demonstrates that 9.4% of Cottenham’s population was aged 75 or over, which is higher than the average in South Cambridgeshire district (7.8%) and for England as a whole (7.8%).

2.6 Conclusion

2.6.1 The UK has a secular problem with inadequate housing supply, which has led to low income and middle income families being priced out of the housing market. National Government recognise that house price inflation is getting to dangerous levels and that building new homes is necessary in order to address this issue.

2.6.2 The NPPF is a material consideration to be taken into account in the determination of the application. It is framed as a positive and enabling document, seeking to facilitate sustainable development and growth. Its core principles and policies seek to identify and meet the need for new housing in full, and boost significantly the supply of housing.

2.6.3 The development proposal responds directly to meeting the housing deficit in South Cambridgeshire. The proposals serve to assist in remedying the lack of five year housing land supply in the District.

2.6.4 In accordance with paragraph 49 of the Framework relevant policies concerning the supply of housing cannot be considered up-to-date and the presumption in favour of sustainable development set out in paragraph 14 of the Framework is engaged.
3 THE DEVELOPMENT PLAN

3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that a planning application’s determination must be made in accordance with the development plan unless material considerations indicate otherwise.

3.1.2 The relevant Development Plan for the site comprises:

- The South Cambridgeshire Core Strategy – adopted January 2007;
- Development Control Policies DPD – adopted July 2007;

3.1.3 The principle housing policies are dealt with below, however, for completeness the environmental, design and technical development-management policies of the Development Plan have been considered within a Policy Compliance table, which can be found at Appendix 5.

Weight Attributed to Development Plan and its Policies

3.1.4 The Framework makes clear at paragraph 215 that now 12 months have passed since its publication, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

3.1.5 Contrary to paragraphs 17 and 47 of the Framework, the relevant policies of the ‘South Cambridgeshire Core Strategy’ and ‘Development Control Policies DPD’ fail to encourage the delivery of a wide choice of housing and do not plan for a level of housing based on the objectively assessed housing need of the Authority. The weight to be accorded to the relevant policies for the supply of housing within the Core Strategy should be reduced.

The South Cambridgeshire Core Strategy (Adopted 2007)

3.1.6 The South Cambridgeshire Core Strategy (SCCS) was adopted on 25th January 2007 and covers the plan period up to 2016. The SCCS sets out the overall approach to development in the District. The Core Strategy was prepared in accordance with the Cambridgeshire and Peterborough Structure Plan and the East of England Spatial Strategy (EERS), both of which have since been revoked.

Accordance with the Development Plan

3.1.7 The development proposal accords with the objectives of the Core Strategy which seek to provide a continuous supply of housing land to meet strategic requirements in sustainable locations. The site is considered to be situated in a sustainable location and will contribute towards the housing needs of Cottenham and South Cambridgeshire as a whole, in particular meeting objectives ST/A to ST/I of the Core Strategy.
3.1.8 **Policy ST/2 Housing Provision** outlines the housing provision which will be met during the Plan period. This policy makes provision for 20,000 new homes in South Cambridgeshire between 1999 and 2016. To date, there is a shortfall of 9,152 dwellings (Five Year Housing Land Supply Update Nov 2015) to be delivered by 2016, the prospect of which is highly unlikely. The application proposal will assist in remedying this significant deficit.

3.1.9 The policy outlines an order of preference as to which settlements accommodate growth. The edge of Cambridge being the first choice, followed by new settlements, then the rural areas (other villages). Insofar as growth is being directed to other villages, this proposal accords with the policy. However, this policy must be read in conjunction with Policy ST/6 which deals with the quantum of development being directed to each strategic location.

3.1.10 Policy ST/2 is a policy relevant to the supply of housing. The Council cannot demonstrate a five year housing land supply and therefore in accordance with paragraph 49 of the Framework this policy is not considered up-to-date. Therefore this policy carries little weight and should not be regarded as decisive in the determination of the application.

3.1.11 **Policy ST/5 – Minor Rural Centres** identifies the villages which are classified as “Minor Rural Centres” of which Cottenham is one. This policy outlines the extent to which residential development will be permitted, which for Minor Rural Services is up to an indicative maximum of 30 dwellings within the village framework as defined on the Proposals Map.

3.1.12 It is acknowledged that the proposals do not align with the indicative threshold of 30 dwellings per sites set out within Policy ST/5. However, this policy applies an ‘order of preference’ approach to the delivery of housing, restricting development in rural areas. This approach is inconsistent with paragraphs 49 and 55 of the Framework which state housing growth is needed to boost significantly the supply of housing and housing should be located where it will enhance or maintain the vitality of rural communities. In accordance with paragraph 215, Policy ST/5 should be accorded limited weight.

3.1.13 Furthermore, as the Council cannot demonstrate a 5 year supply of housing the policies relevant to the supply of housing should be considered out of date having regard to paragraph 49 of the Framework.

3.1.14 Notably, this exact approach has been adopted by an Inspector in the Waterbeach decisions (APP/W0530/A/13/2207961 and APP/W0530/A/13/2209166) where it is found that Policy ST/5 was a housing related policy. Policy ST/5 carries limited weight and should not be regarded as decisive in the determination of this application.

**Development Control Policies DPD (Adopted 2007)**

3.1.15 The Development Control Policies DPD was formally adopted on 19th July 2007. It provides the technical policies of the Development Plan, covering a wide range of topics, including housing, jobs, services and facilities, travel, the natural environment and the Green Belt.
Accordance with the Development Plan

3.1.16 **Policy DP/1 – Sustainable Development** states that development will only be permitted where it is demonstrated that it is consistent with the principles of sustainable development as appropriate to its locations. The first part of the policy outlines a range of criteria which the development should aim to meet.

3.1.17 Whilst the Framework outlines the benefits of development on brownfield land it does not advocate a sequential preference over greenfield land. This criteria of Policy DP/1 is inconsistent with the Framework. In accordance with Paragraph 215, Policy DP/1 should be accorded limited weight. Further, the policy is relevant to the supply of housing and in accordance with paragraph 49 of the Framework, it should be considered out-of-date.

3.1.18 The technical reports which accompany this planning application demonstrate compliance with the remaining criteria of Policy DP/1 which can be considered consistent with the Framework.

3.1.19 The extract from the Development Control Policies DPD proposals map shows the site is situated outside of the existing ‘Development Framework’ of Cottenham, as defined by Policy DP/7.
3.1.20 **Policy DP/7** of the DPD seeks to restrict development outside the defined settlement boundaries. It is acknowledged that the proposals constitute a departure from the Development Plan in this regard. However, the effect of such a departure is both necessary in order to meet housing need and justified in this regard given the demonstrable sustainability benefits of the application site.

3.1.21 The boundaries around the settlement were tightly drawn to only allow sufficient land to accommodate the development planned for the period up to 2016 and can no longer be sustained if the Framework’s objective of boosting the supply of housing is to be met and the presumption in favour of sustainable development is applied. The boundaries therefore must be reviewed in order to accommodate the objectively assessed housing needs and sustainable development.

3.1.22 Furthermore, Policy DP/7 is a housing supply related policy; it should be considered out of date in accordance with Paragraph 49 and the presumption in favour of sustainable development is applied.

3.1.23 The development proposals are in accordance with the remainder of the environmental, design and technical development-management policies relevant to the determination of this application. A Policy Compliance table detailing how the development proposals accord with relevant Core Strategy and Development Control DPD policies can be found at Appendix 5.

3.1.24 **Policy HG/3** Affordable Housing- identifies the affordable housing requirement of at least 40% of all dwellings on residential development sites of two or more dwellings.

3.1.25 This policy is considered to be in broad conformity with paragraph 50 of the Framework in that it reflects the locally identified need for affordable housing. As such it should be afforded substantial weight in the determination of this planning application.

3.1.26 The development proposals are in full accordance with policy HG/3 as the scheme will provide 40% affordable housing on site.

**3.2 Conclusion**

3.2.1 The adopted Core Strategy and Development Control Policies DPD are pre-Framework development plans which do not plan positively for future development to meet the objectively assessed needs of the area. The policies relevant to the supply of housing are inconsistent with the Framework and therefore can only be accorded limited weight. The development proposals are in accordance with a number of environmental, design and technical development-management policies that can be considered up to date and are relevant to this application.

3.2.2 Further, it is evident that SCDC cannot demonstrate the minimum requisite five year housing land supply, and in this regard policies relating to the supply of housing, including those which restrict housing in the open countryside, are also out-of-date. The presumption in favour of sustainable development is engaged.
4  THE EMERGING LOCAL PLAN

4.1  Introduction

4.1.1  South Cambridgeshire District Council began work on their emerging Local Plan in April 2011. The plan was submitted to the Secretary of State on 28th March 2014. The initial hearings concluded on 30th April 2015. Once adopted, the emerging Local Plan will replace the Core Strategy and Development Control DPD which covered the period up to 2016.

4.1.2  The principal housing policies are dealt with below, however, for completeness the environmental, design and technical development-management policies of the emerging Local Plan have been considered within a Policy Compliance table, which can be found at Appendix 5.

Weight Attributed to Emerging Local Plan and its Policies

4.1.3  Paragraph 216 of the Framework confirms that weight may also be given to relevant policies in emerging plans according to the stage of the plan’s preparation (the more advanced, the greater the weight that may be given), the extent to which there are unresolved objections and the degree of consistency with policies in the Framework.

4.1.4  The emerging Local Plan is still subject to considerable objection and is yet to be adopted. Following the stage 1 hearings, the Inspectors raised concerns in relation to the Green Belt review, objectively assessed need, the overall development strategy and conformity with the revisions to national planning policy. The councils have since undertaken further work, including proposing to increase the housing requirement, and joint hearing sessions are due to re-commence in June 2016. At these joint hearings, the Inspectors will consider joint strategic issues relating to the OAHN, joint housing trajectory and supply and the Green Belt. Following these joint sessions the intention is for the individual LPAs to resume the remainder of their hearing sessions.

4.1.5  Given that the emerging plan is still subject to a number of unresolved objections, it can only be attributed limited weight at this stage in terms of decision-making, and its policies should not be regarded as decisive in this case.

Accordance with the Emerging Local Plan

4.1.6  The vision contained with Policies S/1 and S/2 sets out that by 2031 South Cambridgeshire will develop as the largest cluster of research and development activity in Europe whilst maintaining and where possible improving the character, environment, economy and social fabric of its villages and countryside. Much of the residential development growth is focused upon urban extensions and a small new town. It sets out an emphasis on providing quality homes for all, including affordable housing to meet local needs, to ensure the creation of sustainable and balanced communities.

4.1.7  The proposal will deliver residential development in a sustainable location. As demonstrated within the Sustainability Matrix and Transport Assessment submitted with this application, the proposals
are based on sound design principles that have addressed the amount of development, the layout and proposed hierarchy of built form across the site. Consideration has also been given to achieving a sensitive integration between the proposed development and the existing settlement.

4.1.8 Given the significant under-delivery of housing, and acute affordable housing need, the development proposal will help to address the poor housing land supply position by delivering homes in a sustainable location. This application therefore complies with Policies S/1 and S/2.

4.1.9 **Policy S/3: Presumption in Favour of Sustainable Development** outlines the aims of the Framework at paragraph 14. The second part of the policy identifies that where relevant policies are out-of-date at the time of making a decision the Council will grant planning permission unless material considerations indicate otherwise.

4.1.10 The material benefits of this scheme are outlined in a Planning Balance table at Appendix 8. There are no unacceptable adverse impacts that outweigh these benefits and planning permission should be granted without delay, as required by paragraph 14 of the Framework.

4.1.11 **Policy S/5: Provision of New Jobs and Homes** (as revised through the December 2015 Proposed Modifications) sets out that development will meet the objectively assessed needs (OAN) in the district over the period 2011-2031 for 22,000 jobs and 19,500 new homes.

4.1.12 The application site will contribute towards the provision of new housing which in turn will result in the creation of jobs during the construction phase and work force supply long term.

4.1.13 The OAN is however still the subject of outstanding objections at the EiP and will be discussed at the forthcoming hearing sessions in June. Currently Policy S/5 can only be attributed limited weight in accordance with paragraph 216 of the Framework.

4.1.14 **Policy S/6: The Development Strategy to 2031** The Development Strategy of the emerging Local Plan adopts the same policy as the Adopted Core Strategy, in that it directs growth to the following locations, in order of preference:

- On the Edge of Cambridge
- At new settlements
- In the rural area at Rural Centres and Minor Rural Centres

4.1.15 This policy directs the majority of growth to Cambridge and new settlements. However the policy also recognises that some growth should be directed towards Rural Centres and Minor Rural Centres. This application accords with the strategic aims of the policy, but must be read alongside Policy S/8 because Cottenham is categorised as a Rural Centre, this is discussed below.

4.1.16 The Inspector of the emerging Local Plan has questioned the development strategy set out in Policy S/6 and requested that South Cambridgeshire do more work to investigate their deliverability of the development strategy, stating that the Council must produce a “more fully evidenced explanation of how the challenges of delivering sustainable development in the proposed new
settlements will be met”. Currently Policy S/6 can only be attributed limited weight in accordance with paragraph 216 of the Framework.

4.1.17 Cottenham is a sustainable settlement which can accommodate further growth, as demonstrated in Chapter 6 of this report and further in the Sustainability Matrix Assessment which accompanies this application (Appendix 6).

4.1.18 **Policy S/7: Development Frameworks** aims to restrict the type of development which can occur outside identified development frameworks for each settlement. The application site is situated outside the development framework of Cottenham and consequently the proposals depart from this Policy approach. However, such a restrictive policy will not fulfil the national objective of boosting significantly the supply of housing. It is therefore to be regarded as inconsistent with the Framework and should have limited weight in the determination of this application.

4.1.19 **Policy S/8: Rural Centres** states that development and redevelopment without any limit on individual scheme size will be permitted within the development frameworks of Rural Centres, as defined on the Policies Map.

4.1.20 Cottenham has been designated as a Rural Centre in the emerging Local Plan, which is a higher tier than it was previously designated as in the South Cambridgeshire Core Strategy (Minor Rural Centre). The supporting text to Policy S/8 states that Rural Centres are the largest, most sustainable villages of the district with access to a range of services and facilities and good public transport links.

4.1.21 In line with Paragraph 216 of the Framework, this policy is still the subject of unresolved objections. As a result, little weight can be applied in the determination of the application.

4.1.22 The technical and development management policies of the emerging Local Plan are discussed in the Policy Compliance Table which can be found at Appendix 5.

4.2 **Conclusion**

4.2.1 Given that there continues to be a significant amount of unresolved objection to the emerging Local Plan, policies contained within the plan can only be attributed limited weight and cannot be regarded as decisive in the determination of this application.
5 OTHER MATERIAL CONSIDERATIONS

5.1 Supplementary Planning Guidance and Documents

5.1.1 The application takes full account of the following adopted Supplementary Planning Documents:

- **Health Impact Assessment SPD**: Policy DP/1 of the Development Control Policies DPD requires major planning applications to be accompanied by a Health Impact Assessment. Submitted with this application is a Health Impact Assessment demonstrating that overall the proposal will have positive benefits to new residents due to the provision of open space, pedestrian and cycle links.

- **Affordable Housing SPD**: The application is accompanied by an affordable housing statement, which confirms that a policy compliant amount of affordable housing totalling 40% will be provided on site, subject to agreement with the Council’s Affordable Housing Officer.

- **Open Space in New Developments SPD**: The proposals will provide 52% Open Space, in line with the provisions set out in the SPD.
6  COTTENHAM AND THE APPLICATION SITE

6.1  Introduction

6.1.1 This chapter demonstrates that the development proposals provide for a high quality development in a sustainable location close to the services and facilities in the village and will provide significant economic support for the vitality and viability of Cottenham.

6.1.2 The figure below demonstrates the situation of the development site in relation to the wider Cambridgeshire area.

![Figure 2: Development Location](image)

6.2  A Sustainable Settlement

6.2.1 Cottenham has a number of services and facilities which are within easy walking and cycling distance of the site, including: Cottenham Primary School, Cottenham Village College, Cottenham Medical Practice, Wiese and Associates Dental, Co-Op Local Superstore (ATM inside), Co-Op Pharmacy, Newsagent/Post Office, Les Ward Greengrocers, Recreation Ground, Cottenham Village Hall, Bakery, Butchers, Cambridge Building Society and Cottenham Baptist Church.

6.2.2 Cottenham is considered a settlement with good public transport links. The nearest bus stop to the proposed development site is located c.232m north east to the centre of the site (Cottenham, opp. Allotment Gardens). This bus stop is served by only a single daily bus service to Cambridge and
Rampton respectively and a single weekly service on Thursdays to Ely and Impington respectively (110 service).

6.2.3 A short distance further from the site (c.500m) is the bus stop at Cottenham, near Manse Drive which is served by frequent Citi 8 services to Histon and Cambridge City Centre. Services depart every 20 minutes (Monday to Saturday daytimes and hourly during Monday to Saturday evenings & Sunday daytimes).

6.2.4 The nearest railway station accessible via public transport is Cambridge, which is approximately c.9km from the site. Trains from here operate directly to London Kings Cross or Liverpool Street around 6 times an hour. The journey takes between 50 minutes and an hour. There are also services to Birmingham, Norwich, Ipswich, Kings Lynn and Stansted Airport.

6.2.5 The site is therefore accessible by a range of transport modes. For more detailed information, please see the Transport Assessment and the Sustainability Matrix which accompanies this Planning Statement, enclosed at Appendix 6.

6.2.6 Broadband provision is available in Cottenham. An online enquiry with BT using a local postcode shows that internet services with speeds of up to 80Mbs download are currently available\(^2\). Speeds of this level are sufficient to support home working and most home based businesses. This will aid a reduction in vehicular travel thus increasing levels of sustainability.

6.2.7 In order to maintain a thriving and vibrant community within Cottenham, it is vital that the community continues to grow and diversify so as to sustain and maintain existing local services such as shops, community centres and schools.

6.3 **A Sustainable Site**

6.3.1 The following is relevant in terms of the site’s suitability and sustainability for development:

- The site is well related to the existing built form, in a sustainable location with good access to local services and facilities (see Transport Assessment and Sustainability Matrix for further detail).
- The site is well contained within the landscape and important trees and other landscape features are retained where possible.
- The local highway network has capacity to accommodate the additional traffic associated with the development without adverse impact.

6.3.2 The application site was assessed as part of the 2013 SHLAA. It found that there are no significant physical constraints to developing the site which could not be adequately mitigated, however the site was rejected due to the lack of primary school capacity in the settlement. CCC have agreed that Cottenham Primary School can be expanded to accommodate the proposed development, and others, through discussions on the first application.

\(^2\) [http://www.productsandservices.bt.com using postcode CB24 8TH](http://www.productsandservices.bt.com using postcode CB24 8TH)
6.3.3 None of the trees on site are the subject of Tree Preservation Orders and the site is located within Flood Zone 1. Therefore the probability of flooding is less than 1 in 1,000 (<0.1%).

6.3.4 The site itself is not the subject of any formal historic or environmental designations and it is not situated within a conservation area. An area of archaeological interest on site was discovered during work on the first application; through discussions with CCC Archaeology it was agreed that an area of the site should remain undeveloped to allow for the preservation in situ of the Roman remains. This archaeological preservation area has been indicated on the revised Indicative Framework Plan which is submitted alongside this application.

6.3.5 The Landscape and Visual Impact Appraisal (LVIA) submitted with this application demonstrates that the proposed development would have a negligible magnitude impact and minimal significance on the Western Claylands Landscape Area (as defined in the 1991 Cambridgeshire Landscape Guidelines). Views of the development would be most notable from Rampton Road, between Cottenham and Rampton; impact is assessed as medium magnitude and moderate significance in the medium term, reducing to a low magnitude and slight significance for the permanent duration as landscaping along the northern/western boundaries matures. The proposed development would result in effects in the Short to Medium term of Medium magnitude, Major-Moderate and Adverse on the Public Right of Way along the southern section of New Cut (Drain) to the north of North Fen Farm. As planting matures over time, permanent effects would reduce to a Medium-Low magnitude and Moderate significance, and on balance, be Neutral. From sections of Rampton Drift (Track) and Cuckoo Lane (Track), effects in the Short to Medium term would be Low magnitude, Moderate-Slight and Adverse. Permanent effects would reduce to Low-Negligible magnitude, Slight and Neutral as proposed planting matures and provide screening of the proposed development.

6.3.6 Where views from PROWs located outside of this group were available, it was judged that effects were no greater than Slight significance. Les King Wood would likely experience no more than Slight visual Permanent effects from the southern edge of the community woodland. As such, it is assessed that the site has the ability to absorb development of the scale and type proposed without causing any unacceptable landscape and visual harm. It is considered that a high quality, landscape-led, urban design solution can be delivered on the site which is in keeping with best practice and current government guidance and which can make a positive contribution to the local landscape and townscape.

6.3.7 The technical information submitted in support of the application confirms that there are no technical constraints to the development of the site. The site is not in an area where specific policies in the Framework indicate that development should be restricted.

6.3.8 The figure below demonstrates that due to constraints on development as a result of Green Belt designation, Flood Zones 2/3 and potential impact on the Cottenham Conservation Area and existing woodland blocks, the development site sits in the part of Cottenham which is most suitable for sustainable growth.
6.4 Conclusion

6.4.1 Cottenham is a successful rural settlement that is socially and economically sustainable when judged against the Framework within its spatial context. Further, the application site is situated within a demonstrably suitable and appropriate location to host new housing development.

6.4.2 The following section examines all three dimensions of sustainable development in greater detail.
PLANNING BENEFITS

Introduction

The purpose of this section is to set out the benefits of the development proposals in relation to the three dimensions of sustainability: social, economic and environmental.

Social Benefits

Provision of Market Housing

- Boosting the supply of land for housing, providing for high quality market family housing as well as apartments with care within a sustainable location. The development proposals will make a valuable contribution to the 5 year supply of South Cambridgeshire.

- The proposed development of up to 200 net additional dwellings and up to 70 apartments with care will provide a balanced mix of dwellings providing a choice of type and size in response to the identified housing demand and market assessment for South Cambridgeshire. New homes in Cottenham will enable people to access the housing market locally rather than being forced to move away due to lack of available housing.

Provision of Affordable Housing

- There is a substantial need for affordable homes across South Cambridgeshire. This has been confirmed by the Inspectors of the emerging Local Plan examination within their interim conclusions. The proposals will deliver 40% affordable homes and provide the full range of affordable housing at a time when other schemes might have been unable to deliver policy compliant level of affordable housing.

Public Open Space Provision

- The development proposals provide 52% new public open space and a high quality landscape setting, along with both a Local Area for Play and a Local Equipped Area for Play. This will be provided in close proximity to the proposed housing, along with more informal recreation space and landscaping to meet the needs of the new residents.

- Create a housing site with pedestrian links, retaining public footpaths and creating new pedestrian links through the site, linking it to Les King Wood and towards Cottenham’s services and facilities.

Provision of Apartments with Care (C2)

- The proposed development will include up to 70 apartments with care (C2) which will help to meet the established local need for Cottenham, while helping to address the national and district-level objectives of meeting the needs of an ageing population.
• Many elderly residents stay in their homes beyond the time when they can satisfactorily look after themselves, or can afford to. Concern over the quality of existing nursing or residential care homes or other alternative accommodation and selling the family home can often be the cause of a prolonged stay.

• When purchasing the proposed C2 accommodation new residents will often free up family accommodation which feeds into the wider housing market helping to alleviate other housing shortages. This model enables the delivery of care in an efficient manner, is cost effective for residents and represents a benefit to social services.

• This scheme provides new homes for older people with the benefit of communal facilities and a full care team on their doorstep, specifically designed in every detail for older people.

Community Benefits

• The proposed development will incorporate areas of recreation and open space which will be of benefit to both new and existing Cottenham residents. An informal footpath and ‘trim trail’ around the site’s periphery, within the ecological buffer, will be provided which will link in to existing recreational facilities at Les King Wood, potentially creating an attractive ‘loop’ walk linked to the village centre at the recreation ground. Additionally, a new Community Woodland and Community Orchard will be incorporated into the scheme, which will be available for both new and existing residents to enjoy.

• A contribution is also being made towards local cycle routes and infrastructure which will encourage greater uptake of sustainable transport modes for new and existing Cottenham residents.

• Contributions will be made in respect of improvements to the Lambs Lane bus stop, including the installation of a shelter and provision of Real Time Information.

• A contribution will also be made towards the installation of a toucan crossing on Rampton Road.

• Improvements will also be made to pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road.

• Contributions will be made towards the installation of cycle parking along Cottenham High Street.

• Contributions will be made towards the provision of a new Village Hall for Cottenham, and associated facilities including a Multi-Use Games Area and sports pitches.
7.3 **Economic Benefits**

7.3.1 The application is accompanied by an Economic Statement which sets out the economic context and the economic benefits, including construction and operational impacts of the proposed development. This is summarised in Figure 4 below.

![Figure 4: Economic Infographic](image-url)
7.4 **Environmental Benefits**

**Ecological Biodiversity**

7.4.1 The proposal aims to conserve and enhance biodiversity through:

- Provision of a significant ecological buffer around the periphery of the site, with existing trees and hedgerows retained and enhanced to create a ‘green corridor’ around the site. This will protect existing habitats and encourage increased biodiversity.
- Significant areas of additional planting to provide green infrastructure, ecology and wildlife benefits, including the protection of badger setts.
- Provision of a large SUDS attenuation basin which will simultaneously enrich the site’s biodiversity.
- Provision of domestic gardens which provide an opportunity to improve biodiversity over and above agricultural use.

7.4.2 These measures will ensure a net biodiversity gain in accordance with the requirements of paragraphs 9 and 118 of the Framework.

**Flooding Betterment**

- The surface water drainage design will attenuate water run-off to less than the existing greenfield run-off rate, controlled by an on-site attenuation basin which will be over-sized to take account of future climate change in accordance with Planning Practice Guidance. This is a material environmental benefit.
- A further explanation into how the flooding issues will be addressed can be found in the Flood Risk Assessment submitted with this application.

7.5 **Conclusion**

7.5.1 The benefits of the development proposals are considerable. The proposals will make a significant contribution towards meeting the social elements of sustainability through: providing homes to meet the objectively assessed housing needs of South Cambridgeshire and making a valuable contribution towards five year housing land supply. Further the application proposals will provide 40% affordable housing in circumstances where there is a chronic shortage in the district. This should be regarded as a significant material benefit, as should the provision of up to 70 apartments with care (C2) which will help to meet an established local need for housing for older people. The development proposals will assist in helping to maintain and enhance the vitality of Cottenham.

7.5.2 In addition to the delivery of housing the proposals will also deliver an number of economic benefits which include New Homes Bonus totalling £1.8m, 166 FTE jobs in construction, a further 180 indirect jobs in associated industries and total gross expenditure of £4.9m annually.
7.5.3 There are also a number of environmental benefits associated with the development proposals which include the provision of green infrastructure and the protection and enhancement of existing wildlife corridors.

7.5.4 These benefits are considered to weigh heavily in favour of the development proposals.
8 POTENTIAL IMPACTS

8.1 Overview

8.1.1 The potential impacts of the development proposals have been considered in the technical reports submitted in support of the application, these are considered below.

Landscape

8.1.2 The application site, although currently arable land, is already heavily influenced by the urban edge of Cottenham to the east of the site. Development will result in a permanent change to the character of the application site, however existing trees and hedgerows along the site boundary will be retained and enhanced with additional planting and gapping-up. As the boundary treatments mature over time, built development will become well-screened from the surrounding landscape and the impact will reduce to a negligible-medium magnitude, slight-moderate significance, and, on balance, neutral. As such, in the longer term development will not be significantly visible from the surrounding area and would be seen within the context of the existing built form of Cottenham.

8.1.3 In response to the first application, the Council’s landscape officer was satisfied that the proposals would not result in a significant impact on the landscape and no objection was registered. The Council’s case officer did not cite landscape impact as a reason for refusal. Members of the Planning Committee added landscape impact as a reason for refusal, however, Gladman consider that the proposals which are the subject of this application are broadly similar to those in the first application hence there is no justification for the Council reaching a different conclusion, contrary to the opinion of its professional officers. Gladman do not believe the landscape reason for refusal on the first application would stand up to scrutiny.

Highways

8.1.4 Access is proposed into the site via two vehicular access points off Rampton Road at the north/east of the proposal site. The results of the TA illustrate that the assessed junctions would operate within capacity and would adequately accommodate development proposals, with the exception of the junction of Oakington Road/Rampton Road where the existing mini-roundabout will be improved to improve traffic flows, sufficiently mitigating the impact of the proposals. The increase in traffic arising from the development will not negatively impact the local road network unacceptably.

8.1.5 Subject to the mitigation proposed in respect of improving key junctions, Cambridgeshire County Council (CCC) Highways did not object to the first application on the basis of highway capacity. Discussions are ongoing with CCC Highways to reach a mutually agreeable solution which will assuage their concerns about the safety of the proposed improvements to the Rampton Road/Oakington Road junction.
**Historic Environment**

8.1.6 The proposed development will not have a substantial negative impact on any heritage assets within Cottenham. The Cottenham Conservation Area is located c.440m east of the development site and is well screened by existing residential development, as such there will be no harm to the setting of the conservation area as a result of the proposed development.

8.1.7 There are no Scheduled Monuments or other designated archaeological assets located on the site. A possible Romano-British settlement site has been recorded from cropmarks in the south-western portion of the site, although it is considered that centuries of arable agricultural activity on the site will have had a moderate but widespread damaging below-ground impact on this undesignated asset.

8.1.8 As part of the first application Gladman undertook trench based evaluations in this location. Following this Gladman agreed with CCC Archaeology that part of this area of archaeological interest should be preserved in-situ. As a result of this, the indicative Development Framework plan which supports this application now demonstrates that this area will remain undeveloped.

8.1.9 The nearest listed building to the proposal site boundary is situated approximately 350m east of the site. The Grade II Listed Building (Tower Mill) is very well screened by existing residential development. The proposed development is considered to have a neutral impact on Tower Mill.

8.1.10 No objection was registered to the first application in respect of heritage matters.

**Ecology and Arboriculture**

8.1.11 The Ecological interest of the site will be secured through the protection and enhancement of existing wildlife corridors and the provision of new green infrastructure within the development. This includes the protection of potential badger, owl and other nesting bird habitats on site. Further this approach will provide for the active long-term ecological management across the site where presently there is no such regime in place. New habitat creation in the form of woodland planting, an attenuation basin, a community orchard and a wildflower meadow will increase the number of habitats for local wildlife and potentially improve the biodiversity of the site.

8.1.12 The Arboriculture Impact Assessment confirms the loss of a small section of hedgerow categorised as Category C’ (low quality) and therefore this should not constrain the development, as mitigation by additional hedgerow and tree planting of higher quality specimens are proposed.

8.1.13 No objection was registered to the first application on the grounds of ecological or arboricultural impact.

**Best and Most Versatile**

8.1.14 It is accepted that development proposals will result in the loss of Grade 1 and Grade 2 Best and Most Versatile land, as indicated on the MAGIC Maps (Multi-Agency Geographic Information for the Countryside). However, it is considered that when weighed in the planning balance, the harm caused by the loss of a small part of a much larger field of BMV land does not significantly and
demonstrably outweigh the benefits of the scheme in delivering much-needed market and affordable housing, and associated open space, within a local planning authority area which is unable to demonstrate a five year housing land supply.

8.1.15 This has been acknowledged by the Council who did not seek to include agricultural land quality as a reason for refusal on the first application.

**Flood Risk Surface Water Drainage**

8.1.16 The submitted Flood Risk Assessment confirms the site is located in Flood Zone 1; an area of low flood risk. The submitted Drainage Strategy therefore seeks to manage surface water to maintain a greenfield run-off rate. As such, secondary flood risk sources such as groundwater and overland flow flooding can be successfully mitigated, and the risk of flooding post-development will be negligible. In order to manage runoff from the site, a gravity surface water drainage system will connect surface water drainage into the existing watercourse system at Catch Water Drain, north of the site. An attenuation basin in the north eastern corner of the site, oversized by 10% to take into account climate change, will manage the flow of water into Catch Water Drain to ensure it does not exceed the existing greenfield runoff rate.

8.1.17 No objection was registered to the first application in respect of drainage or flood risk.

**Construction Period**

8.1.18 The construction stages of the development may have some effects which are short-term, temporary in nature, and local to the site and immediate area. In any event best practice measures will be put in place to mitigate any adverse temporary impacts in terms of noise, the operation of construction traffic, plant and machinery or the management of any other related disturbance or nuisance. This is likely to include controls on working hours and dust suppression measures.

8.2 **Conclusion**

8.2.1 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the scheme. The site is not subject to, nor especially sensitive in terms of, any built or natural protection designations and the proposed housing development will not result in significant harm in terms of acknowledged amenity, community, heritage, landscape, traffic, environmental, technical or other acknowledged public interests.

8.2.2 Provided at Appendix 8 is a Planning Balance Table which weighs the benefits of the development proposals against the negative factors.
9 CONCLUSIONS AND PLANNING BALANCE

9.1 Housing Need
9.1.1 The outline planning application is made in the context of the government’s requirement to boost housing land supply and responds specifically to the pressing need identified in South Cambridgeshire to deliver additional market and affordable housing. Whilst the positive determination of the application should not solely rely on a five year housing land supply shortfall, the proposal does respond positively to the identified lack of a five-year housing land supply in South Cambridgeshire District Council, as well as the identified backlog of housing requirements and ongoing need for housing in the District.

9.2 NPPF
9.2.1 Paragraph 14 of the Framework calls for decision takers to approve development which is consistent with the development plan without delay and to grant planning permission unless the harm of doing so would significantly and demonstrably outweigh the benefits. In this case, the application proposals comprise sustainable development in accordance with the definition set out in the Framework and when tested against all of the relevant sections.

9.3 Adopted Development Plan
9.3.1 It has been demonstrated that the Development Plan is out of date and that the presumption in favour of sustainable development should apply to the determination of this application, in accordance with the Framework paragraph 14.

9.4 Emerging Local Plan
9.4.1 Given the outcome of the Inspectors’ Interim findings on the emerging Local Plan Examination, it is important that South Cambridgeshire District Council allow sustainable developments, such as the application proposal, to come forward in order to remedy the Council’s housing land supply position and meet the Objectively Assessed Needs of the district.

9.5 Sustainable Development and Planning Benefits
9.5.1 Cottenham is a successful village that is socially and economically sustainable when judged against the Framework within its spatial context. Further, the application site is situated in a demonstrably suitable and appropriate location to host new housing development.

9.5.2 The proposals will make a significant contribution towards meeting the social elements of sustainability through: providing homes to meet the objectively assessed housing needs of South Cambridgeshire and making a valuable contribution towards five year housing land supply. Further the application proposals will provide 40% affordable housing in circumstances where there is a chronic shortage in the district. This should be regarded as a significant material benefit, as should the provision of up to 70 apartments with care (C2) which will help to meet an established local
need for housing for older people. The development proposals will assist in helping to maintain and enhance the vitality of Cottenham.

9.5.3 In addition to the delivery of housing the proposals will also deliver an number of economic benefits which include New Homes Bonus totalling £1.8m, 180 FTE jobs in construction, a further 180 indirect jobs in associated industries and total gross expenditure of £4.9m annually.

9.5.4 There are also a number of environmental benefits associated with the development proposals which include the provision of green infrastructure and the protection and enhancement of existing wildlife corridors.

9.6 Impacts

9.6.1 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the scheme. As with any greenfield site, the development will introduce changes to the area and some urbanising effects. Care has been taken to ensure that the impact and perceived impact on Cottenham is minimal and acceptable. This will be achieved through careful design and siting, and the holistic approach to landscape provision at the site.

9.7 Overall Conclusion

9.7.1 It can be concluded that there are no material considerations or adverse impacts which significantly and demonstrably outweigh the benefits which flow from the development. A full planning balance exercise can be found at Appendix 8 of this document.

9.7.2 This development, as proposed, clearly constitutes ‘sustainable development’, is viable and deliverable. There are significant material considerations that weigh heavily in its favour. In accordance with planning law and policy guidance the application should be approved without delay.
APPENDIX 1

Submitted Document List
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### Appendix 1 - Submitted Document List

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APPENDIX 2

Committee Report and Decision Notice
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Application Number: S/1818/15/OL
Parish(es): Cottenham
Proposal: Outline application for the erection of up to 225 residential dwellings (including 40% affordable housing) and up to 70 apartments with care (C2), demolition of no. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children's play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters are reserved with the exception of the main site accesses.
Site address: Land off Rampton Road, Cottenham
Applicant(s): Gladman Developments Ltd
Recommendation: Refuse
Key material considerations: The main issues are whether the proposed development would provide a suitable site for housing, having regard to the principles of sustainable development and housing land supply, scale of development, impact on the village character and landscape, impact on heritage assets, level of services and facilities, access and transport, drainage and ecology.
Committee Site Visit: Yes
Departure Application: Yes
Presenting Officer: Andrew Fillmore
Application brought to Committee because: The application proposal raises considerations of wider than local interest.
Date by which decision due: 8 April 2016
Executive Summary

1. This proposal seeks outline permission (access only for approval) for a residential development of up to 225 dwellings and up to 70 apartments with care outside the adopted village framework on a greenfield site. The development would not normally be considered acceptable in principle when set against current adopted policy as a result of its scale and location. However it is recognised that the district does not currently have a 5 year housing land supply, and therefore the adopted LDF policies in relation to the supply of housing are considered not up to date. The local planning authority must determine the appropriate weight to apply to relevant development plan policies. The NPPF states there is a presumption in favour of sustainable development, and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

2. Although Cottenham is considered a sustainable location which can accommodate the proposed level of development taking into account existing transport links and the level of local services within the village officers are of the view the application has failed to sufficiently demonstrate concerns relating to transport (including highway safety) can be adequately mitigated, and as such the benefits of providing additional residential dwellings, including 40% affordable units, does not outweigh the harm.

3. It is important to note that should the above concern be resolved the application would be supported at officer level, subject to conditions and a S106 Legal Agreement securing appropriate contributions.

Planning History

4. None relevant.

Policy

5. National
   National Planning Policy Framework
   Planning Practice Guidance

   ST/2 Housing Provision
   ST/5 Minor Rural Centre

7. Adopted Local Development Framework, Development Control Policies
   DP/1 Sustainable Development
   DP/2 Design of New Development
   DP/3 Development Criteria
   DP/4 Infrastructure and new development
   HG/1 Housing Density
   HG/3 Affordable Housing
   SF/6 Public Art and New Development
   SF/10 Outdoor Playspace, Informal Open Space and New Developments
   SF/11 Open Space Standards
   NE/1 Energy Efficiency
   NE/3 Renewable Energy Technologies in New Development
NE/4 Landscape Character Areas
NE/6 Biodiversity
NE/7 Sites of Geological Importance
NE/9 Water and Drainage Infrastructure
NE/10 Foul Drainage – Alternative Drainage Systems
NE/11 Flood Risk
NE/12 Water Conservation
NE/14 Lighting Proposals
NE/15 Noise Pollution
NE/16 Emissions
CH/2 Archaeological Sites
CH/3 Listed Buildings
CH/4 Development within the curtilage or setting of a Listed Building
SF/10 – Outdoor Play Space, Informal Open Space and New Developments
SF/11 – Open Space Standards
TR/1 Planning for More Sustainable Travel
TR/2 - Car and Cycle Parking Standards
TR/3 Mitigating Travel Impact
TR/4 Non-motorised Transport

8. Supplementary Planning Document(s)
   District Design Guide SPD – adopted 2010
   Public Art SPD- Adopted 2009
   Development Affecting Conservation Areas SPD – Adopted 2009
   Health Impact Assessment SPD – March 2011
   Affordable Housing SPD – March 2010
   Open Space in new Developments SPD – Adopted 2009
   Listed Buildings SPD – Adopted July 2009
   Trees and Development Sites SPD – Adopted January 2009
   Landscape in new development SPD – Adopted March 2010
   Biodiversity SPD – Adopted July 2009
   Cottenham Village Design Statement SPD

9. South Cambridgeshire emerging Local Plan
   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
   S/12 Phasing, Delivering and Monitoring
   CC/1 Mitigation and adoption to climate change
   CC/3 Renewable and low carbon energy in new developments
   CC/4 Sustainable design and construction
   CC/6 Construction methods
   CC/7 Water quality
   CC/8 S sustainable drainage systems
   CC/9 Managing flood risk
   HG/1 Design principles
   HG/2 Public art in new development
   NH/2 Protecting and enhancing landscape character
   NH/4 Biodiversity
   NH/6 Green infrastructure
   NH/11 Protected Village Amenity Areas
   NH/14 Heritage assets
Consultations by South Cambridgeshire District Council as Local Planning Authority

10. **Cottenham Parish Council** (Full comments set out in Appendix A) - Recommend refusal. Comments can be summarised as:

- Cottenham is a minor rural centre incapable of sustaining a development of this scale in the chosen location so the adverse impact of this development significantly outweigh the benefits.
- Grave misgivings about the design of the access onto Rampton Road. Vehicle ownership has been seriously underestimated given local patterns of vehicle ownership. The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at the access points, will significantly increase accident risks.
- Cottenham does need more affordable homes but not at the expense of an excessive number of market homes disconnected from the village environment.
- Pre-school places – Cottenham already has an excess of demand and the proposal will increase that demand without doing anything about supply.
- Medical/day care facilities – will increase demand on already overburdened facilities.
- Leisure – current demand outstrips supply. Whilst the proposed development is located close to many of the outdoor facilities it’s an unsustainable way from the core of the village.
- Easier movement in/out/around the village – the proposed development will increase rush hour traffic by 20% on already busy roads resulting in traffic flowing into junctions with problems already.
- Conservation/village core – the distance from the development to the village core will lead to an increase in traffic and parking therefore damaging the character of the village core.
- Noise/pollution – there is nothing to lessen the effects on existing residents.
- Primary school – any increase in capacity would need to be handled sensitively to limit damage the cohesive role the school plays in the village.
- Drainage – flood risk has not been taken into account.
- Loss of agricultural land.
- Sewerage – there are known problems of sewerage.

11. Additional representation (Appendix B) received from the Parish Council advising a community survey has been undertaken which identified:

- 45% of residents already have concerns over the volume of traffic and speeding in the village, with 84% of the view that development will bring more traffic and such traffic impact is sufficient to refuse the application.
• 63% of residents wish to see improvements in public transport links to Cambridge. Bus services run at 20 minute intervals and a shorter journey time to Cambridge was the single most (78%) cited incentive to use bus services more. This issue has not been addressed in the travel plan.
• 66% of residents were not in favour of large developments.
• 90% of respondents considered that preserving the character of the village and Conservation Area is important.
• 44% of respondents identified a need to increase pre-school provision.
• Increased pressure on medical facilities was identified as a significant problem by 75% of residents, with these facilities located an unsustainable distance from the development site.
• 57% saw the development of local employment as being important.
• Leisure facilities were seen as inadequate by 68% of residents in the survey, with the development located an unsustainable distance away from the core of the village.
• 62% of residents value having one primary school serving the village.
• Residents are of the view the current development proposal would make a negligible contribution that would be significantly outweighed by the adverse impacts of the proposal.
• Our assessment of the Transport Plan indicates that traffic generated will be significantly higher than that predicted due to the difficulty of replicating the particular characteristics of an affluent village adjacent a unique fast growing city, especially to its north and west. An added complication is the likely reversal of significant traffic flows on Oakington Road when its access to the A14 is closed in the planned development; a change which is likely to bring more traffic up Oakington Road adding to the congestion on Rampton and Histon Roads.

12. Histon and Impington Parish Council – The main concerns for Histon and Impington are the impact on school and health provision in Histon and Impington noting Cottenham is already over subscribed and increased traffic on B1049.

13. Cottenham Design Group – Objects on ground it will not be sustainable and conflicts with some of the guidelines in the Cottenham Village Design Statement. Community – the development offers no meaningful new facilities to support the enlarged community. Economy – the development proposal offers little to extend employment opportunity in Cottenham. Landscape and wildlife – the proposal will project significantly into the countryside out of character with the historic shape of the village. In addition, the open and exposed ridge-top means it has the potential to have a disproportionately adverse impact on views into and around the village. Settlement – for a new development to be successful and sustainable it would need to be integrated into the existing community, with this site distant from local services which tend to be located in the core of the village. Open space – whilst it is encouraging to see reasonable and open space and recreation facilities included we would expect them to be retained and augmented into any subsequent application. Highways – Cottenham is a rural community not located near major roads and with public transport and cycle links with a high percentage of people travelling to work by car, with the highways very busy with narrow uneven roads and pavements. Developments should be located and designed where practical to give priority to pedestrian and cycle movements, and have access to high quality public transport facilities. The location of the site is on the upper limit on what
would be acceptable for a fit person to access village amenities. The location away from the village core will generate much additional traffic both within and through the village with the bulk of traffic placing further stress on busy dangerous roads. Poor public transport facilities do not address these concerns.

South Cambridgeshire District Council

14. SCDC Urban Design – Object. It is not considered the current information submitted clearly demonstrates the number of units proposed can be accommodated successfully on this site. Though this is only an outline application, a scaled layout showing plot depths needs to be provided to demonstrate the 295 units (225 dwellings and 70 bed care facility) can be developed in this location that meet policy requirements and doesn’t compromise the design quality and relationship to and setting of Cottenham village. From the information submitted suggests densities of 42 dph (including the apartments with care), given the edge of village location where you expect the densities to be reducing this could be too high for the site.

15. SCDC Landscape – The proposed development occupies an exposed and prominent site on the western edge of Cottenham, and would represent a sizeable extension to the village forming a new extended built skyline when approached from the north-west along Rampton Road. There will be inter-visibility to the new town proposed at Northstowe. The relative height of the development site will require an extensive and well-designed landscape scheme to integrate the development into the landscape.

16. SCDC Historic Buildings – The site is outside of Cottenham Conservation Area and the development of this site will have minimal impact on the character of the Conservation Area. There are few listed buildings in close proximity and the layout and design will need to consider views of the church spire (Grade 1 Listed).

17. SCDC Ecology – No objection, subject to appropriate mitigation.

18. Environmental Health (Noise) – No objection provided conditions are appended relating to construction noise, vibration and dust, and appropriate mitigation of existing traffic noise (suitable site layout for external noise and type of glazing and acoustic ventilation for internal noise) is undertaken.

19. Environmental Health - Recommend conditions requiring details of external lighting and waste recycling and waste management strategy.

20. Environmental Health (Contamination) – The site is at low risk in terms of potential contamination. Recommend a condition for further site investigation.

21. Environmental Health (Air Quality) – No objection. Recommend a condition requiring electric vehicle charging.

22. SCDC Health – The Health Impact Assessment as submitted has been assessed as Grade C, which fails to meet the required standards. Given the application is in outline form no further work is required at this stage. Recommend a condition requiring the subsequent reserved matters application be accompanied by a Health Impact Assessment.

Cambridgeshire County Council

Page 120
23. CCC Libraries and lifelong learning – Request a contribution of £33,611.20.

24. CCC Floods and Water – Request a condition relating to details of surface water management.

25. CCC Highways (Development Management) – Recommend refusal on grounds of highway safety.

26. CCC Highways (Transport Assessment) – Holding objection. Further information relating to the access arrangements, pedestrian and cycle movements/infrastructure, public transport, parking standards, trip flows and traffic impact is required. The Transport Assessment should identify suitable measures to mitigate the impact of the development on the surrounding highway network for all modes not just motor vehicles. The proposed works to the existing road layout in Cottenham seem to be directed entirely at easing the movement of motor vehicles, there appears to have been little or no thought given to either pedestrians or cycles, both of whom sit higher in the user hierarchy.

27. CCC Education – (Early years and primary education) There is insufficient early years and primary education provision in the Cottenham area to accommodate the places being generated by this development and a contribution (£1,001,700) is required to mitigate the impact arising from this scheme.

28. (Secondary Education Provision) This site lies within the catchment area for Cottenham Village College which has sufficient capacity to accommodate the places generated by this development.

29. CCC Archaeology – Recommend a relatively small portion (Area enclosed by blue line set out in appendix C) of the site is best preserved in situ owning to its significance and a condition requiring archaeological investigation is applied to the area enclosed by the red line. The excavation of small areas of larger sites limits understanding of the wider site and its overall significance, and is itself a destructive process that is best avoided where possible. In suggesting this option to preserve rather than to excavate we do not object to the development from proceeding as no significant archaeological evidence occurred across the majority of the site.

Other

30. NHS Property Services – The one branch GP practice and one branch surgery operating within the vicinity of the site do not have available capacity for additional growth resulting from this development. The development would generate approximately 767 residents and subsequently increase demand on existing constrained services. The development would give rise to a need for improvements to capacity by way of extension, refurbishment or reconfiguration or relocation of existing practices, the cost of which would need to be borne at least in part by the developer. Contributions are sought for £83,640 to provide a proportion of the required funding for the provision of increased capacity within the existing health care premises. Assuming the above is considered in conjunction with the current application process NHS England would not wish to raise an objection.
31. **Fire and Rescue Service** – Request that adequate provision be made for fire hydrants by way of condition or S106.

32. **Natural England** – No objection regarding statutory nature conservation sites.

33. **Police Architectural Liaison Officer** – In respect of crime prevention and fear of crime no objections are raised. Concerns are raised that given the major flow of traffic to and from the site is predominately from and to the south east the positioning of a secondary entrance causes concerns.

34. **Historic England** – The application should be determined in accordance with national and local policy guidance.

35. **Environment Agency** – No objection, subject to conditions relating to contamination including a site assessment, risk assessment, remediation strategy and verification report, and a scheme to control pollution of the ground water.

36. **Anglian Water** – (Waste Water Treatment) The foul drainage is in the catchment of Cambridge Water Recycling Centre which has available capacity. (Foul Sewerage Network) Request a condition covering the drainage strategy to ensure no unacceptable risk of flooding downstream. (Surface Water Disposal) The proposed methods of surface water disposal do not relate to Anglia Water operated assets.

37. **Old West Internal Drainage Board** – The site lies outside of the Old West Internal Drainage District, but is within an area that drains into it. The Boards Drainage system has no residual capacity to take direct surface water discharge. Any discharge rate should be limited to the Boards greenfield rate of 1.1 litres/sec/ha.

38. **Campaign for Rural England** – Object for the following reasons: a proposal of this size should come forward when the Local Plan is reviewed, great weight should be given to the emerging Local Plan, the application is located outside the village framework and insufficient infrastructure is provided.

**Representations**

39. Fifty three letters of representation have been received opposing the development for the following reasons;
- loss of green areas around the village
- adverse impact on the village centre
- no need given development planned at Northstowe
- access is dangerous
- insufficient infrastructure in the village
- will exacerbate already congested roads
- primary school is already at capacity
- development needs to be considered holistically in conjunction with other developments
- insufficient parking is provided in the town centre
- medical provision is inadequate
- sewerage infrastructure does not have capacity
- pedestrian access is not suitable
- loss of view
- loss of agricultural land
- loss of valuable open space
- disproportionate increase in the size of the village

Planning Comments

40. The application site comprises a large arable field which extends to circa 14ha and single detached residential dwelling (117 Rampton Road), located to the south-western edge of Cottenham. The topographic survey which accompanies the application indicates the centre of the site rises to 13.92m AOD falling in both a north-west and south-east direction. The site is bound to the east by ribbon development along Rampton Road, with further agricultural fields to the south.

41. The site is located outside the village framework and is not subject to any further planning designations.

42. The application proposal seeks outline permission (access only) with the matters of layout, scale, appearance and landscaping reserved for the construction of up to 225 residential dwellings and up to 70 apartments with care, demolition of no. 117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children’s play area, surface water flood mitigation, vehicular access points and associated works. 40% of the dwellings are to be affordable, on a 70/30 rented to shared ownership basis.

43. Consent is sought for two means of access off Rampton Road, with the primary access beyond the ribbon development and secondary access on land presently occupied by 117 Rampton Road.

44. A Screening Opinion (LPA Ref: S/1816/15/E1) has been undertaken which confirmed the development does not represents EIA development as defined by The Town and Country Planning (Environmental Impact Assessment) Regulations.

45. Two parcels of land to the south are subject to residential development proposals, with application S/1952/21/OL seeking consent for 50 dwellings along Oakington Road and a pre-application enquiry for circa 140 dwellings on land between. Collectively these proposals form a continuous band of development between Oakington and Rampton roads to the south-west edge of the village.

Principle of development

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

47. The Council accepts that it cannot currently demonstrate a five year housing land supply in the district as required by the NPPF, having a 3.9 year supply using the methodology identified by the Inspector in the Waterbeach appeals in 2014. This shortfall is based on an objectively assessed housing need of 19,500 homes for the period 2011 to 2031 (as identified in the Strategic Housing Market Assessment 2013 and updated by the latest update undertaken for the Council in November 2015 as part of the evidence responding to the Local Plan Inspectors’ preliminary conclusions) and latest assessment of housing delivery.
(in the housing trajectory November 2015). In these circumstances any adopted or emerging policy which can be considered to restrict the supply of housing land is considered ‘out of date’ in respect of paragraph 49 of the NPPF.

48. Further guidance as to which policies should be considered as ‘restricting housing land supply’ emerged from a recent Court of Appeal decision (Richborough v Cheshire East and Suffolk Coastal DC v Hopkins Homes). The Court extended the definition of ‘relevant policies for the supply of housing’ from, ‘merely policies in the Development Plan that provide positively for the delivery of new housing in terms of numbers and distribution or the allocation of sites,’ to include, ‘plan policies whose effect is to influence the supply of housing by restricting the locations where new housing may be developed.’ Therefore all policies which have the potential to restrict or affect housing supply may be considered out of date in respect of the NPPF. However even where policies are considered ‘out of date’ for the purposes of NPPF paragraph 49, a decision maker is required to consider what weight should attach to such relevant policies.

49. In the case of this application policies which must be considered as potentially influencing the supply of housing land include ST/2 and ST/5 of the adopted Core Strategy, adopted policies DP/7 and NE/17 (Development Control Policies) and S/7, S/8, and NH/3 of the draft Local Plan.

50. Paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development. It says that where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole, or where specific policies in the NPPF indicate development should be restricted (which includes land designated as Green Belt in adopted plans for instance).

51. The site is located outside the Cottenham village framework and in the countryside where Policy DP/7 of the LDF and Policy S/7 of the emerging Local Plan states that only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. The proposed residential development would therefore not normally be acceptable. However as noted above under policy contained within the NPPF this policy is considered out of date due to the current lack of a 5 year housing land supply.

52. It falls to the Council as decision maker to assess the weight that should be given to the existing policy. The Council considers this assessment should have regard to whether the policy continues to perform a material planning objective and whether it is consistent with the policies of the NPPF.

53. Cottenham is identified as a Minor Rural Centre under Policy ST/5 of the LDF and Policy S/8 of the emerging Local Plan where there is a good range of services and facilities and residential developments of up to 30 dwellings are supported in policy terms. The erection of up to 225 dwellings would exceed the amount of residential dwellings normally allowed in such locations. However this must be balanced against the need for housing land and the fact that Cottenham is a sustainable location which is capable of accommodating this level of
additional housing. It is considered that due to the status of Cottenham as a Minor Rural Centre policies ST/5 and DP/7 do not outweigh the need for additional housing in this instance, which should be given significant weight. The scheme remains unacceptable in highway terms, however in all other respects the proposed scheme complies with adopted and emerging policy.

Is the site a sustainable location for up to 225 residential units and up to 70 bed apartments with care?

54. Paragraph 9 of the NPPF advises that pursuing sustainable development involves seeking positive improvements to the quality of the built, natural and historic environment, as well as in people’s quality of life, including:

- Making it easier for jobs to be created in cities, towns and villages;
- Moving from a net loss of bio-diversity to achieving net gains in nature;
- Replacing poor design with better design;
- Improving conditions in which people live, work, travel and take leisure and;
- Widening the choice of high quality homes

55. The NPPF is clear in stating there are three dimensions to sustainable development: economic, social and environmental and that these roles should not be undertaken in isolation because they are mutually dependant and to achieve sustainable development economic, social and environmental gains should be sought jointly and simultaneously.

Economic

56. Paragraph 19 of the NPPF advises the Government is committed to ensuring the planning system does everything it can to support sustainable economic growth, and significant weight should be placed on the need to support economic growth through the planning system.

57. The proposed development would give rise to a number of economic benefits. In the short term this would include the creation of jobs in the construction industry as well as the multiplier effect in the wider economy arising from increased activity. In the long term the provision of housing would help meet the needs of businesses in Cambridge (where there is a concentration of jobs) and surrounding villages. For these reasons the scheme would bring positive economic benefits thus complying with this dimension of sustainable development. This positive benefit again adds weight to allowing additional housing in this location to contribute towards the necessary five year housing land supply.

Social

Provision of new housing including affordable units

58. Chapter 6 of the NPPF relates to ‘Delivering a wide choice of high quality homes’ and seeks to ‘boost significantly the supply of housing’ placing importance on widening the choice of high quality homes and ensuring sufficient housing (including affordable housing) is provided to meet the needs of present and future generations.
59. The development would provide a clear benefit in meeting the current shortfall in South Cambridgeshire through delivering up to 225 residential dwellings (less the single dwelling proposed to be demolished), 40% of which would be affordable at a 70/30 split between rent and intermediate housing.

60. In terms of mix adopted policy HG/2 (Housing Mix) advises that in developments of 10 dwellings or more a mix of units will be sought providing a range of accommodation, including 1 and 2 bedroom properties having regard to economic viability, the local context and need to secure a balanced community. The supporting text to this policy advises the Housing Needs survey 2002 identified a need for 89% of all new market housing to be one or two bed properties.

61. Emerging Local Plan policy H/8 (Housing Mix) proposes a different mix of at least 30% 1 or 2 bed, 30% 3 bed and 30% 4 or more bed, with 10% flexibility allowance to any one of the categories. The supporting text advises it is important to plan for a mix of housing based on the needs of different communities, and that the housing stock in South Cambridgeshire has traditionally been dominated by larger detached and semi-detached family houses.

62. The Office for National Statistics figures for the existing housing stock in Cottenham identifies 31% 1-2 bed properties, 36% 3 bed and 32% 4-5 bed, slightly balanced in favour of mid sized properties. Officers are of the view that taking into account the need to create inclusive and mixed communities at least 40% of the new dwellings, including 40% of market units, should be either 1 or 2 bed. This can be secured by condition.

**Housing delivery**

63. The applicant suggests, that subject to market conditions, all of the units will be delivered within 7-8 years (25 - 30 market dwellings per year) from date of outline consent, and they have a track record of achieving this.

64. Taking into account the sites greenfield nature and delivery rates of other similar, but slightly smaller, residential sites in the district (Former EDF Depot & Training Centre - outline permission granted for 89 dwellings in May 2012; SCA Packaging, Villa Road, Histon – outline permission granted for 72 dwellings September 2012; Land at junction of Long Drove & Beach Road, Cottenham – Full application for 47 dwellings granted 15 February 2015; Land south of Station Road, Gamlingay – 85 dwellings granted 27 June 2012) which were all fully or substantially built out in 5 years of obtaining outline consent, officers are of the view this is a realistic rate of delivery.

65. In order to encourage early delivery, it is reasonable to require the applicants to submit the last of the ‘reserved matters’ application within 2 years from the grant of outline consent, with work to commence within 12 months from such an application being approved, thereby allowing 2 years for the properties to be built and sold.

66. At the applicants maximum predicted delivery rate (42 market and affordable dwellings per year) of circa 84 units will be delivered in 2 years (5 years from date of granting outline consent). In balancing the benefits of the scheme against the harm, Members will need to consider that not all of the housing units are likely to be delivered within 5 years.
Services and facilities

67. Paragraph 55 of the NPPF seeks to promote sustainable development in rural areas advising ‘housing should be located where it will enhance or maintain the vitality of rural communities’.

68. Cottenham is a well served village with a primary and secondary school, fire station, two GP surgeries, library, post office, along with a number of convenience stores and a small supermarket which meet the ‘day-to-day’ needs of local residents. This level of provision is reflective of Cottenham’s designation as a Minor Rural Service Centre, proposed to change to a Rural Centre in the emerging Local Plan.

Primary Health Care

69. Residents living in Cottenham access primary health care services at either Cottenham Surgery or the Surgery on Telegraph Street, with NHS England advising neither of these surgeries have capacity to accommodate the additional demand (circa 767 residents). NHS England seek contributions of £83,640 to mitigate this impact, but do not identify a specific project to increase primary health care capacity in the village.

70. Further to discussions with both surgeries this contribution would be directed towards the deliverable solution of extending the Telegraph Street Surgery (the surgery have provided plans demonstrating how the building could be enlarged), which is a branch of the Firs House Surgery based in Histon.

71. Although not currently part of any published NHS strategy the primary objective for Cottenham is for a new health centre providing primary healthcare alongside acute healthcare services. At present time the location and full funding is yet to be identified and as such it is necessary for the Section 106 agreement to cover both projects. The applicant has confirmed they are willing to pay this contribution.

72. It is of note that as recent as 2013 NHS Property Services based at Capital Park Fulbourn were responding to planning applications on the basis of seeking contributions across Cambridgeshire of £845 per dwelling by way of a S106 contribution where new health infrastructure is required, higher than that sought under this application. When responding to planning applications during 2015 on at least one occasion a contribution equivalent to £638 per dwelling was sought as an alternative figure.

73. NHS consultation responses are now provided by the Estates Advisor based in Chelmsford. The methodology for calculating the primary healthcare contribution is on the basis of:

(a) Establishing the population
(b) Establishing the area required by multiplying the population by the necessary area required (i.e. in order to accommodate 1750 patients a consulting room and ancillary services equivalent to 120m² is required)
(c) Establishing the contribution based on multiplying the area by £2,000 per m² being the capital cost of building and fitting out the consulting room etc.

Libraries and lifelong learning
74. Cottenham is served by a level one library with an operational space of 128 sqm. The County Councils proposed solution to mitigating the impact on the libraries and lifelong learning service arising from this site would be to modify the internal area to create more library space and provide additional shelving and resources. In order to do this a developer contribution of £33,611.02 is sought which the developer has agreed to pay.

Village Hall

75. In 2009 the Council conducted an audit of the indoor community space within the District with a view to provide an evidence base to inform a Planning Obligations Supplementary Planning Document. Although the need for the SPD was superseded by the CIL Regulations, officers consider that it would, prior to the adoption of CIL, create an informal policy that would provide clarity for developers on the contributions likely to be sought towards the provision of or improvement to indoor community facilities in accordance with adopted policy DP/4.

76. The informal policy, which requires the provision of 111 square metres of indoor community space per 1,000 people, is based on the recommendations of an external audit and needs assessment. The audit also highlighted relevant costs such that the Council would calculate a capital and revenue contribution from new development.

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<thead>
<tr>
<th>Dwelling type</th>
<th>Contribution (per dwelling)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>£284.08</td>
</tr>
<tr>
<td>2 bed</td>
<td>£371.00</td>
</tr>
<tr>
<td>3 bed</td>
<td>£513.04</td>
</tr>
<tr>
<td>4+ bed</td>
<td>£703.84</td>
</tr>
</tbody>
</table>

77. In applying this to a policy compliant (albeit example) housing mix an offsite community space contribution of circa £115,000 would be payable.

78. Officers are seeking to secure a greater level of contribution (£225,000) equivalent to an increase of £110,000 against what the adopted policy would require.

79. The reason for this is the significant shortage of indoor community space in the village as recognised by the audit of 2009. Cottenham is served by the Cottenham Salvation Army Hall and Cottenham Village Hall but nevertheless against the adopted standard there is a recognised shortfall of 383 square metres of indoor community space. Cottenham Parish Council has advised they intend to construct a new village hall on land that is within their control estimated at a cost of £800,000 (based on constructing a similar sized building to the new football pavilion that the Parish Council recently built). The Parish Council are in the process of engaging with an architect and have drawn up a brief for the building design. This contribution (£225 000) is agreed to be paid by the developer.

Open Space

80. As part of the Local Plan evidence base the Council undertook a recreation and open study that was published in 2013. The results for Cottenham are set out
below and which demonstrate a significant shortfall of both sports space and play space against the adopted standards.

<table>
<thead>
<tr>
<th>Type</th>
<th>Provision (ha)</th>
<th>Requirement</th>
<th>Surplus/Shortfall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sport</td>
<td>4.66</td>
<td>9.92</td>
<td>-5.26</td>
</tr>
<tr>
<td>Play Space</td>
<td>0.26</td>
<td>4.96</td>
<td>-4.70</td>
</tr>
<tr>
<td>Informal Open Space</td>
<td>4.00</td>
<td>2.48</td>
<td>+1.52</td>
</tr>
<tr>
<td>Allotments</td>
<td>10.76</td>
<td>2.48</td>
<td>+8.28</td>
</tr>
</tbody>
</table>

81. As this proposal contains sufficient informal open space, no contributions will be sought under this element of the policy.

82. In terms of mitigating Children’s play provision the open space in new development SPD requires the provision of a local equipped area for play (LEAP) as well as a neighbourhood equipped area for play (NEAP) onsite at developments of 200 dwellings or more. The NEAP is to comprise one or more of:

- Traditional fixed equipment with safety surfacing aimed at the older age group such as aerial run ways and more challenging and adventurous equipment
- Ball Court or “informal” MUGA
- Wheeled sport facility or skate park

83. For developments under this threshold the policy requires the provision of a LEAP but with the NEAP element payable by way of offsite contribution.

84. Officers are of the view that the development should not necessarily be required to set aside land for the provision of a NEAP, but in lieu of this a payment towards offsite contributions which will be used by Cottenham Parish Council towards the provision of a MUGA at a cost of £75 000. This contribution has been agreed by the developer.

85. In addition adopted policy requires financial contributions towards offsite sports space. In accordance with the open space in new developments SPD the requisite contributions are as follows:

<table>
<thead>
<tr>
<th>Dwelling Type</th>
<th>Contribution</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 bed</td>
<td>£625.73</td>
</tr>
<tr>
<td>2 bed</td>
<td>£817.17</td>
</tr>
<tr>
<td>3 bed</td>
<td>£1,130.04</td>
</tr>
<tr>
<td>4+ bed</td>
<td>£1,550.31</td>
</tr>
</tbody>
</table>

86. In applying this to a policy compliant (albeit example) housing mix an offsite sports contribution of circa £250,000 would be payable.

87. However, the total level of contribution being sought from the Rampton Road development is only £140,000 (i.e. £110,000 less) in recognition of the higher community facility contribution that is being sought.

88. The offsite sports contribution is to go towards funding 2 projects (i) the creation of a new sports clubhouse serving sports including rugby and (ii) the levelling
and draining of the existing sports pitches that are currently not fit for purpose. The applicant has agreed to pay this contribution (£140 000).

89. The on-site open space is to be taken on by a management company and as such contributions aren’t necessary for this.

**Schools**

90. The site is located within the catchment of Cottenham Primary School which operates as a 3FE school (3 classes per year group) for 630 children and which has recently expanded to replace temporary accommodation. County education officials advise there is no spare capacity to accommodate the demand forecast by this development for both primary education and early years provision. In terms of secondary education the site lies within the catchment for Cottenham Village College which has available capacity over the next five years to accommodate this scheme.

91. The county’s proposed solution to mitigate the early years and primary education aged pupils is to build a new 1FE primary school facility with adjoining 1 class early years facility as an expansion to the existing school (as opposed to a new school), creating a 4FE primary school. This follows discussions with the school and takes into account views of the local community that two schools would not be an appropriate solution for this village.

92. The estimated cost of a 1FE expansion at the primary school is £4, 150 000, which when proportioned to this development gives rise to a contribution of £1, 001, 700 to mitigate the impact on both early years and primary school provision. This solution of expanding the primary school will also cater for the early years and primary education needs of other proposed developments should they gain the benefit of planning consent.

93. It should be noted that in respect of early years provision the applicant did express a view the £225 000 sum towards the village hall would meet this need. Whilst it is the aspiration of the Parish Council the new village hall would be used for early years the £225 00 sum secured from this development does not guarantee the delivery of this project (which is estimated to cost £800 000). Furthermore there is no agreement in place between the Parish Council and County Council that this facility will be used for this purpose and officers are of the view the £225 00 towards the village hall would not meet requirements in terms of early years provision.

**Transport**

94. One of the core principles of the NPPF is to ‘actively manage patterns of growth to make the fullest possible use of public transport’. Chapter 4 relates to ‘Promoting sustainable transport’ and advises ‘the transport system needs to be balanced in favour of sustainable transport modes’, and goes on to state ‘different policies and measures will be required in different communities and opportunities to maximise sustainable transport solutions will vary from urban to rural areas’.

In summary the NPPF seeks to promote sustainable transport solutions, whilst recognising the difficulty of achieving this in rural areas.

95. The application proposes to introduce two priority controlled junctions on Rampton Road to serve the residential development as follows:
• Access A: Located to the west of Ramphill Farm
• Access B: Located in land presently occupied by property 117 Rampton Road

96. Off site mitigation within the village includes changes to the Rampton/Oakington Road junction, introduction of a Toucon crossing (crossing for bicycles and pedestrians) on Rampton Road and alterations to various pedestrian routes (Set out in full on Appendix D).

Junction of Rampton/Oakington Roads

97. The local highways authority (Development Management team) oppose the application on grounds of highway safety, citing concerns over the design of the upgraded roundabout at the junction of Rampton/Oakington roads. The stage 1 safety audit undertaken identifies the following deficiencies at this upgraded junction:

• Existing traffic risk striking vehicles using Moreton Close
• Manoeuvring traffic risks collisions at junction
• Excessive circulatory width will result in poor directional compliance and a 4m overrun island will do little to avoid risking head-on strikes
• Excessive entry widths and circulatory widths will lead to shunts and side swipes as vehicles leave
• Private access (2 Oakington Road) directly onto roundabout will confuse users and risk vehicle and pedestrian strikes
• Private access (34 and 40 Rampton Road) directly onto roundabout will confuse users and risk vehicle and pedestrian strikes
• Service cover in circulatory carriageway presents skidding risk to right turning vehicles and furniture strikes
• Strike risk for crossing pedestrians and cyclists

Wider Transport Network

98. In respect of the impact of the development on the wider transport network county highways advise they have not been provided with sufficient information, including mitigation measures, to fully consider the impact of the development and as such offer a holding objection. Without appropriate consideration of the impact on the highway network including off-site transport improvements insufficient information has been provided to enable a thorough assessment to be made.

99. Dialogue is continuing with the applicant and members will be updated should further progress be made.

Environmental

Landscape

100. The council’s landscape officer advises the development occupies an exposed ridge and prominent site on the western edge of the village and represents a sizeable extension to the village. When viewed from the north-west along Rampton Road the proposal will form an extensive new skyline and there will be inter-visibility with the new town of Northstowe, and as such it is
necessary to require extensive and well-designed landscape to successfully integrate the development.

101. The application is in outline form, with all matters reserved except access however the application is supported by an indicative mitigation planting plan which proposes a hedgerow and community woodland to the northwest of the development area. The principle of such an approach to mitigating the landscape impact is supported by officers and is reflective of the landscaping to the opposite side of Rampton Road.

102. Whilst the development will adversely impact on the skyline of Cottenham when viewed from Rampton road, subject to appropriate landscaping, site layout and building height this impact is not likely to be significant.

Effect on the built environment and housing density

103. The Cottenham Village Design Statement describes Cottenham as:

‘The settlement is based on two distinct historical patterns. The ‘Lanes’ (Telegraph Rooks-Corbett-Margett Streets), with an irregular pattern of short rectangular plots at the centre of the village, formed the original Saxon nucleus. This is the most densely settled, enclosed and informal area of the village.

Medieval linear expansion to the north and south formed the dog-leg High Street. Here the pattern is more open and regular, with long plots of up to 300m backing on to the open countryside. Farmhouses are concentrated within the village and line the street: there is little space at the front of plots, with access to hard standing and yards traditionally to the side and behind. Outbuildings run along the edge of plots, many of which follow the early farmstead boundaries.

These patterns have remained largely undisturbed, later settlement keeping to the line of the High Street in the form of extended ribbon development and continuing infill to the north and south. Gaps remain in the line of houses and these allow important glimpses out of the village, making a vital visual connection with the open countryside.’

104. The proposed location of the development conflicts with the ‘extended ribbon development’ description which currently runs west along Rampton Road. Whilst ribbon development is a characteristic of the built form along some of the edges of the village (Rampton Road, Histon Road and Twenty Pence Road), it is not the only defining character. Infill residential development can be found to the edge of the settlement along Oakington and Beach Roads and as such the layout is not considered to harm the settlement pattern.

105. The Councils Urban Design officer opposes the scheme expressing reservation the number of units proposed can be accommodated whilst still meeting policy requirements in respect of overlooking and private amenity space standards. The application seeks consent for ‘up to 225 units and up to 70 apartments with care’, and therefore the number of units is not fixed at this stage. Officers have strong reservations this level of housing can be accommodated which are further questioned taking into account the need to hold land in open for archaeological reasons. However securing an appropriate layout (likely with fewer units) is a reserved matters consideration and would be assessed at this stage of the application process.
106. In respect of the house to be demolished, this building is of little architectural merit and its loss from the street scene does not result in material harm.

Ecology

107. The application site is not located near any statutory nature conservation sites and Natural England do not raise any concerns subject to the development being carried out in accordance with the details submitted. Similarly, the council’s ecologist does not oppose the development subject to appropriate mitigation, including conditions relating to relating to owls and birds. In respect of badgers, an extensive badger set can be found to the southern corner with the provision of a community orchard in this location of benefit. A further condition requiring an additional survey for badgers prior to any development commencing, including details of mitigation and compensatory measures is necessary.

108. The Environment Agency request conditions relating to groundwater and contaminated land as well as the pollution control of the water environment including foul and surface water drainage arrangements.

Heritage assets

109. The site is not located in or adjacent a Conservation Area, with no Listed Buildings in the immediate vicinity. Historic England do not offer comment recommending the application be determined on the basis of the council’s specialised conservation advice.

110. The council’s conservation officer notes the Conservation Area is already surrounded by development, and subject to layout and design (reserved matters considerations) taking into account views of the church spire (Grade 1 Listed) no harm arises.

111. Some representations raise concerns over the impact of additional traffic on the Conservation Area. Officers are of the view any additional traffic traveling through the Conservation Area will not result in material harm to the Conservation Area given the existing traffic volumes.

112. In respect of archaeological interests, the application site lies 850m south-east of the schedule earthworks remains of early medieval settlement and later Anarchy period castle remains at Giant’s Hill, Rampton. Associated with these is an unscheduled/non-designated area of related earthworks that bring the whole of the known medieval settlement evidence at Giants Hill down to the flood meadow. Above the flood meadow is Little North Fen on the south-east side of Reynolds Ditch, bisected by Smithy Fen Engine Drain. West of the Catchwater Drain lies an extensive double ditched cropmark complex with formal rectilinear enclosures and subdivisions. Not excavated, these remains are undated though morphologically they can be expected to contain several phases of occupation that pre-date, and possibly postdate the dominant formal rectangular series of interlinked enclosures.

113. Approximately 530m east of this cropmark complex lies the circa 4 hectare archaeological cropmark site that is partly contained within the development application boundary, and which is now proven to be more extensive within the application boundary extending to circa 6 hectares. These cropmarks follow a south-west to north-east trend of cropmark sites that mirror water course and
drainage baseline alignments and which extend north to larger scheduled complexes at Smithy Fen and Bullocks Haste on the southern river terraces of the River Great Ouse. The area is one of known archaeological significance, attesting to the long-term preference of settlement in this landscape.

114. The recent trench based evaluation results include finding mainly Iron Age enclosures, field boundaries, evidence for buildings with purported placed deposits in the perimeter ditch of one, watering holes and quarries, although Roman and Saxon settlement was also present. These remains expand previously known evidence from aerial photographs of the cropmark site at the south-east end of the application site. Finds assemblages suggest a well connected settlement with good trade links, a large quantity of animal bone and waterlogged environmental evidence in deep features. Further important evidence provided by the trenching was that the non-intrusive geophysical survey only revealed a proportion of the features (just over half) than those on the survey plot which might suggest that the greater part of the cropmark site outside the development area might only reflect a similar proportion of the actual remains sealed beneath plough and subsoil. These archaeological remains are non-designated heritage assets.

115. Paragraph 135 of the NPPF advises the effect of an application on the significance of non-designated heritage assets should be taken into account in determination of the application, and in weighing applications that affect directly on-designated heritage assets a balanced judgement is required having regard to the scale of any harm and the significance of the heritage asset.

116. ‘Significance’ for heritage policy is defined as the value of a heritage asset to this and future generations because of its heritage interest, with significance derived not only from a heritage assets physical presence, but also from its setting.

117. Officers are of the view that excluding a tract of land (as identified in blue on Appendix E) from development or planting is justified, with further areas (shaded red) subject to a programme of archaeological work. This is agreed by the applicant.

Surface and Foul Water Drainage

118. The County Flood and Water team advise the applicant has demonstrated that surface water can be dealt with on site by using an attenuation pond with a discharge rate no greater than the existing greenfield run off rate, but that further information is necessary in respect of ensuring the development meets the relevant water quality requirements in respect of SUDS treatment stages. This can be addressed through condition.

119. Old West Internal Drainage Board comment that although the site is located outside of the boards drainage district it is within an area that drains into it and there is no capacity to take direct surface water discharge. There will be no increase in runoff rate above the existing greenfield rate thus addressing this concern, subject to securing appropriate maintenance in the form of a S106 legal agreement.

120. Anglian Water note there is available capacity to cope with wastewater treatment but request a condition relating to foul water. The applicants dispute
the need for this condition and a further response from Anglian Water on this matter is awaited.

**Noise and disturbance**

121. The Council’s environmental health officer advises that subject to conditions (hour of construction, construction noise and dust mitigation, noise mitigation measures for the properties) no objection is raised.

122. While the existing residents along Rampton road will experience an increase in noise from vehicular traffic, this impact is likely to be negligible to low and not give rise to material harm.

123. Conditions relating to hours of delivery of the care homes and extraction/filtration devices as recommended by Environmental Health officers are not considered necessary, given the lack of detail in respect of the proposal, and would be considered as part of any reserved matters application.

124. No adverse concerns are raised with regard to air quality subject to the appending of a condition requiring a Construction Traffic Management Plan.

**Cumulative development**

125. As noted in paragraph 45 this application along with two further proposals forms a band of development extending from Oakington Road to Rampton Road. Adopted policy DP/5 relates to cumulative development and advises development will not be permitted where it:

- forms part of a larger site where there would be requirement for infrastructure provision as a whole
- would result in piecemeal, unsatisfactory form of development
- would prejudice development of another site adjacent or nearby

126. Collectively the three development proposals would not give rise to additional infrastructure, with this application not prejudicing other developments nearby.

127. In terms of ‘an unacceptable for of development’, the application is in outline form (access only) with matters of layout and landscaping reserved and it is considered possible (although not ideal) to design two schemes which are of a complementary layout. Conditions can be imposed, at outline stage, to ensure permeability (pedestrians/cyclists) across the site to prevent 3 cul-de-sac style developments emerging.

128. It is important to note there is no planning application at present of the adjoining land parcel, and no guarantee such an application would be supported should it be forthcoming.

**Conclusions**

129. In considering this application, the following relevant adopted development plan policies are to be regarded as ‘out of date’ while there is no five year housing land supply:

ST/2: Housing provision
ST/5: Minor Rural Centres – indicative maximum scheme size of 30 dwellings
DP/1: Sustainable Development
130. This means that where planning permission is sought which would be contrary to the policies listed above, such applications must be determined against paragraph 14 of the NPPF. In determining planning applications for new housing development where the council does not have an up-to-date 5 year housing land supply, the balancing exercise is skewed in favour of granting permission, unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies of the NPPF taken as a whole.

131. Paragraphs 6-9 of the NPPF indicate that 'sustainability' should not be interpreted narrowly and that the three dimensions (economic, environmental, social) of sustainability should be sought jointly and simultaneously. Officers are of the view the proposal would have a clear direct and indirect economic dimension, along with limited environmental harm (relationship to settlement) and offers the opportunity for social benefits arising through the delivery of new homes, including affordable houses, which contribute to the council’s shortfall at a mix and tenure in conformance with the development plan, along with maintaining other services and facilities in Cottenham.

132. However this must be balanced against the fact that the application fails to provided satisfactory measures to mitigate the transport impact of the new development with the modified junction at Oakington/Rampton Roads resulting in a danger to highway safety. Officers are of the view this outweighs the benefits of the scheme as noted above.

**Recommendation**

133. Refuse for the following reasons:

- The development will result in an unacceptable impact on the transport network and pose a danger to highway safety contrary to the requirements of adopted policy TR/3 Mitigating Travel Impact of the Development Control Policies DPD.

**Background Papers**

Where the Local Authorities (Executive Arrangements) (Meetings and Access to Information) (England) Regulations 2012 require documents to be open to inspection by members of the public, they must be available for inspection: -

(a) at all reasonable hours at the offices of South Cambridgeshire District Council;
(b) on the Council’s website; and
(c) in the case of documents to be available for inspection pursuant to regulation 15, on payment of a reasonable fee required by the Council by the person seeking to inspect the documents at the offices of South Cambridgeshire District Council.

The following list contains links to the documents on the Council’s website or elsewhere at which copies can be inspected.

- Nation Planning Policy Framework

  http://www.scambs.gov.uk/content/local-development-framework

- South Cambridgeshire Local Plan, Proposed Submission July 2013
  http://www.scambs.gov.uk/localplan

**Report Author:** Andrew Fillmore – Principal Planning Officer
Telephone: (01954) 713180
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Dear Andrew

Comments re. application S/1818/15/OL – land off Rampton Road, Cottenham

Cottenham Parish Council strongly recommends refusal of the above proposal on the basis that Cottenham is a minor rural centre incapable of sustaining a development of this scale in the chosen location so the adverse impacts of this development significantly outweigh the benefits. NPPF 14. In particular, rather than ‘improving’ as per NPPF 9, it will have a significant negative effect.

We have grave misgivings about the suggested design of the access points onto Rampton Road, which is already a busy road feeding traffic to the rest of the village and beyond via busy roundabouts. We believe that vehicle ownership and use has been seriously underestimated given local patterns of vehicle ownership and use in a minor rural centre and the proposed travel plan will not mitigate this. The increased intensity of traffic and lack of adequate segregation between pedestrians, cycles and vehicles, especially at these access points, will significantly increase accident risk at these points.

In addition:

Affordable housing: In principle Cottenham does need more affordable homes but not at the expense of an excessive number of market homes disconnected from the village environment. Even the so-called affordable homes won’t be affordable for village residents as we have seen from other local developments. Due to the proximity to the edge of the village the development fails to be sustainable (DP/1b – minimise the need to travel and reduce car dependency) and NPPF 34, 35, 37 and 38.

Pre-school places: the development fails to meet NPPF 72. Cottenham has a known excess of demand over places which will get worse with the change of rules from 2016 and the proposal will increase that demand without doing anything about the supply.
and landscape impacts, including those creating over Rampton Road. Regarding the proposed new access to the secondary access (117 Rampton Road) would probably bear the burden of traffic, requiring some form of priority control. The proposed access by 295 Rampton Road is on the crest of a hill and is also very close to the existing property, therefore greatly affecting their amenity. Visibility turning right from this access is greatly impaired.

The Gladman travel plan is flawed and it is not appropriate in a rural location. We lack confidence in the plan to decrease the number of traffic movements. Contrary to NPPF 32, 34, 35, 37, 38 and 39.

**Conservation/village core: NPPF 131, 132, 134 and 138.** The distance of the development from the village core will lead to an increase in traffic and parking, therefore damaging the character of the village core and the views approaching the village from Oakington or Rampton. Also contrary to Cottenham Village Design Statement and DP/1p, DP2/a and DP/3.2. The development is incongruous to the built development of Cottenham – a developed core with only linear development on arterial roads. Contrary to NPPF 17 and the Cottenham Village Design Statement.

**Noise/pollution:** Contrary to NPPF 110, 123 and 58. Although Gladman have made efforts to lessen the acknowledged traffic noise on the design of the new build there is nothing to lessen effects on existing residents on Rampton Road or indeed the rest of the village.

**Overloading of Primary School:** Contrary to NPPF 72. The new extension was built to cope with the current capacity. Any increase in capacity would need to be handled sensitively to limit damage to the cohesive role that the school plays in the village.

**Drainage: NPPF 102.** They have not taken into account the flood risk. Cottenham is a fen edge village and within the village is the Cottenham Lode, the main route from which surface water is taken from a large area (including Bar Hill, Oakington and, under some circumstances Northstowe) via the Catchwater Drain out to the Wash. We are particularly concerned about anything that adds water flow to the route and have serious concerns about the surface water management scheme to counter any potential flood risk.
Dear Andrew

Gladman planning application (S/1818/15/OL) – further comments from CPC

Further to our letter of 04th September 2015 Cottenham Parish Council has undertaken a community survey as part of the Neighbourhood Plan process. This questionnaire-based survey was completed by over 20% of the residents of the village aged over 16. The advice we have from the market research company employed to assist us in this work is that the results are sufficiently robust statistically to represent the views of the entire village population. Some of the emerging findings are relevant to this planning application and reinforce some of our earlier comments. They are detailed below:

1. The survey indicated that 45% of residents already have concerns about the volume of traffic and speeding in the village. 84% of respondents feel that development will bring more traffic and as such the additional traffic generated is sufficient in itself to refuse DP/3 2k.

2. 63% of residents wanted to see improvements in public transport links to Cambridge with only 11% currently using the bus 4 or more times a week. Bus services run at 20 minute intervals and a shorter journey time to Cambridge was the single most-cited (78%) incentive to use bus services more. This issue is not sufficiently addressed by the Travel Plan.

3. The survey indicated that 66% of residents were not in favour of large developments and, as we have commented previously, built on the periphery of the village environment. As such the development fails to be sustainable (DP/1 1 b – minimise the need to travel and reduce car dependency) and NPPF 34, 35, 37 and 38.

4. 90% of respondents considered that preserving the character of the village and Conservation Area is important. This very real perception of residents and the need for protection is supported by NPPF 131, 132, 134 and 138.

5. In the survey the need to increase pre-school provision was identified by 44% of respondents. The development fails to meet NPPF 72.
6. Increased pressure on Medical facilities was identified as a significant problem by 75% of residents. Also as previously commented these facilities are currently located an unsustainable distance from the development site. The development fails to meet DP/1 1m and DP/3 1f.

7. The survey identified that 57% saw the development of local employment as being important. The development fails to meet NPPF 17 and 19. Without local provision it will increase local commuter traffic. (DP/1 1b – minimise the need to travel and reduce car dependency).

8. Leisure facilities were seen as inadequate by 68% of residents in the survey. The proposed development is located an unsustainable distance away from the core of the village. The development fails to meet DP/1 1m and DP/3 1f. There is no meaningfully sustainable way for residents from established areas of the village to use any facilities onsite due to its remoteness. NPPF 59.

9. A clear view (62%) from the survey is the value of having one primary school serving the whole village. Alterations to this structure are perceived as having a detrimental effect and overloading of a Primary School is contrary to NPPF 72. The recently-completed extension was only built to cope with the current capacity of 630; already one of the largest in Cambridgeshire. Any increase in capacity would need to be handled sensitively to limit damage to the cohesive role the school plays in the village. DP/1 1m, DP/4 2 15.

10. Residents were also asked to consider that if development did take place what benefits could arise. Of the benefits that residents listed, the current development proposal would make a negligible contribution that would be significantly outweighed by the adverse impacts of the proposals. Indeed the 2030 vision that residents have for the village is that it should be an attractive village (59%) accessible(57%), improved access around and out of the village, rural and not suburban (95%). The development would have a detrimental impact in village amenity in this regard. In the survey, most residents (68%) are concerned about the potential loss of the village’s character as a result of development.

In addition, our assessment of the Transport Plan indicates that traffic generated will be significantly higher than can be predicted from a TRICS analysis due to the difficulty of replicating the particular characteristics of an affluent village adjacent to a unique fast-growing city like Cambridge, especially its north and west. Many of these jobs are in high technology and related services requiring long hours by a committed workforce which cannot be supported by slow bus services. The development is likely to create severe traffic issues and is therefore contrary to DP/3 2k.

An added complication is the likely reversal of significant traffic flows on Oakington Road when its access to the A14 is closed in the planned development; a change which is likely to bring more traffic NW up Oakington Road, adding to the congestion on Rampton and Histon Roads.

I have attached a copy of the full findings of the Neighbourhood Plan for your information.

Regards

Jo Brook
Clerk
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Minimum area of preservation in situ

Area subject to an archaeological investigation secured through the inclusion of a negative condition (inside red line)

Minimum area of preservation in situ (inside indicative blue line)

Recommend that no further archaeological work is necessary in this wider area

Rest of archaeological site area - conjectured (inside indicative dashed blue line)

5/1818/OL

Land off Rampton Road, Cottenham

Proposed archaeological protection area

CCC HET 26/01/16
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Gladman Developments Ltd
Gladmans Development
Gladman House, Alexandria Way
Congleton
Cheshire
CW12 1LB

The Council hereby refuses permission for Outline application for the erection of up to 225 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children’s play area, surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses

At: Land off Rampton Road, Cottenham, Cambridge, Cambridgeshire, CB24 8TJ
For: Gladman Developments Ltd

In accordance with your application dated 15 July 2015

for the following reasons:-

1. The development will result in an unacceptable impact on the transport network and pose a danger to highway safety contrary to the requirements of adopted policy TR/3 Mitigating Travel Impact of the Development Control Policies DPD.

2. When viewed from Rampton Road the development will extend the ridge line of the built environment of Cottenham village into open countryside resulting in demonstrable and significant harm to the landscape character including to the openness of this rural locality. This harm, on balance, outweighs the benefits which arise from delivering up to 225 dwellings (40% of which will be affordable) and up to 70 apartments with care in a village which is well served by services and facilities. For this reason the proposal does not represent sustainable development and conflicts with the requirements of the NPPF, policies DP/3 Development Criteria and NE/4 Landscape Character Areas of the adopted Development Control Policies DPD, adopted District Design Guide SPD and policies NH/2 Protecting and Enhancing Landscape Character of the emerging Local Plan.

General

1. **Statement as to how the Local Planning Authority (LPA) has worked with the applicant in a positive and proactive manner on seeking solutions**

   The LPA positively encourages pre-application discussions. Details of this advice service can be found on the Planning pages of the Council’s website [www.scambs.gov.uk](http://www.scambs.gov.uk). If a proposed development requires revisions to make it acceptable the LPA will provide an opinion as to how this might be achieved. The LPA will work with the applicant to advise on what information is necessary for the submission of an application and what additional
information might help to minimise the need for planning conditions. When an application is acceptable, but requires further details, conditions will be used to make a development acceptable. Joint Listed Building and Planning decisions will be issued together. Where applications are refused clear reasons for refusal will identify why a development is unacceptable and will help the applicant to determine whether and how the proposal might be revised to make it acceptable.

In relation to this application, it was considered and the process managed in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

2. A delegation report or committee report, setting out the basis of this decision, is available on the Council’s website.

To help us enhance our service to you please click on the link and complete the customer service questionnaire: [www.surveymonkey.com/s/2S522FZ](http://www.surveymonkey.com/s/2S522FZ)

Julie Baird
Head of Development Management, Planning and New Communities

South Cambridgeshire Hall, Cambourne Business Park, Cambourne, Cambridge, CB23 6EA

SEE NOTES OVERLEAF
NOTES

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so using a form which you can get from the Customer Support Unit, Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

Alternatively, an online appeals service is available through the Appeals area of the Planning Portal - see www.planningportal.gov.uk/pcs. The Planning Inspectorate will publish details of your appeal on the internet. This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information you are happy will be made available to others in this way, including personal information belonging to you. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

Fully completed appeal forms must be received by the Planning Inspectorate within six months of the date of this decision notice except where the property is subject to an enforcement notice, where an appeal must be received within 28 days.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving the notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

Purchase Notices

If either the Local Planning Authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonable beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
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APPENDIX 3

Draft S.106 and Heads of Terms
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Proposed Development: Outline application for the erection of up to 200 residential dwellings (including up to 40% affordable housing) and up to 70 apartments with care (C2), demolition of no.117 Rampton Road, introduction of structural planting and landscaping, informal public open space and children’s play area surface water flood mitigation and attenuation, vehicular access points from Rampton Road and associated ancillary works. All matters reserved with the exception of the main site accesses

Application Date: May 2016

Local Planning Authority: South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Obligations:

1. **Open Space**

   The Agreement will require the Developer to provide onsite informal open space and an equipped children’s play area. Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long term maintenance and management of these areas including off site commuted sums as applicable.

2. **Affordable Housing**

   The Agreement will require the Developer to provide 40% affordable housing onsite. The delivery of this will be phased based on the delivery of the provision of market housing. The affordable element will be positioned in a ‘pepper pot’ fashion throughout the development with the appearance of these units being indiscernible from the housing, in accordance with Council guidance.

3. **Education**

   The Agreement will require the Developer to pay the sum of £889,792.89 towards the extension of Cottenham Primary School.
4.   Libraries

The Agreement will require the Developer to pay the sum of £29,876.62 towards the enhancement of facilities at Cottenham Library.

5.   Healthcare

The Agreement will require the Developer to pay the sum of £74,346.67 towards the enhancement of local GP surgeries in Cottenham.

6.   Open Space

The Agreement will require the Developer to pay the sum of £124,444.44 towards the enhancement of off-site open space in Cottenham.

7.   Village Hall

The Agreement will require the Developer to pay the sum of £200,000 towards the new Village Hall for Cottenham.

8.   Multi Use Sports Facility

The Agreement will require the Developer to pay the sum of £66,666.67 towards the provision of a new off-site Multi Use Sports Facility in Cottenham.

9.   Lambs Lane Bus Stop

The Agreement will require the Developer to pay the sum of £27,000 for the installation of Real Time Information at the Lambs Lane bus stop, along with a sum of £7000 for the ongoing maintenance of a new bus shelter which will be secured via S278 agreement.

10.   Rampton Road Pedestrian/Cycle Facilities

The Agreement will require the Developer to pay the sum of £38,661.70 towards the provision of a toucan crossing facility on Rampton Road.

11.   Junction Improvements

The Agreement will require the Developer to pay the sums of: £9,260 towards the improvement of The Green junction in Histon; £3,521 towards the improvement of the Cambridge Road/Bridge Road junction in Histon; and £6,000 towards the improvement of the Water Lane/Oakington Road junction in Histon.
APPENDIX 4

Draft Conditions
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Land off Rampton Road, Cottenham

General

1. The development hereby permitted shall be carried out in general accordance with the following approved plans: Framework Plan (dwg. No. 4364_002_P); Access Plan (1434/01C & 1434/16A).

2. Approval of the details of the layout of the site, the scale and appearance of buildings, and landscaping (hereinafter called 'the reserved matters') shall be obtained from the Local Planning Authority in writing before any development is commenced.

3. The reserved matters application for landscaping shall be accompanied by a detailed Landscape Masterplan and Strategy to demonstrate that the landscaping proposals have taken into account of and been informed by the existing landscape characteristics of the site and by any loss of existing vegetation on the site.

4. Application for the approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of two years from the date of this permission.

5. The development hereby permitted shall begin no later than the expiration of one year from the date of approval of the last of the reserved matters to be approved.

6. The development hereby permitted shall comprise no more than 200 dwellings and 70 apartments with care (C2)

7. Prior to commencement of development a scheme outlining the phasing of development, including a site layout plan identifying land uses such as formal and informal open space and infrastructure, shall be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved phasing scheme.

Construction

8. No construction work shall be carried out or plant operated other than between the following hours: 07:30 to 18:00 Monday to Friday, 08:00 to 13:00 on Saturdays and at no time on Sundays, Bank or Public Holidays, unless otherwise agreed in writing by the local planning authority.

9. Prior to the development commencing on site a Construction Environment Management Plan and a Construction Method Statement
shall be submitted to an approved in writing by the Local Planning Authority. These documents shall include:

- Contractors’ access arrangements for vehicles, plant and personnel;
- Contractors’ site storage area(s) and compounds(s);
- Parking for contractors’ vehicles and contractors’ personnel vehicles;
- Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).

  Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- Control of dust, mud and debris

Construction on site shall be strictly in accordance with those agreed documents unless otherwise agreed in writing by the Local Planning Authority.

10. No development shall take place until a Site Waste Management Plan has been submitted to and approved in writing by the Local Planning Authority. The approved plan shall be implemented in full.

Trees

11. Prior to the commencement of the development hereby permitted details of tree protection measures shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the agreed details.

Layout and appearance

12. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment for each dwelling shall be completed before that/the dwelling is occupied in accordance with the approved details and shall thereafter be retained.

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

14. Prior to the commencement of development, a scheme for secure cycle storage and a programme for implementation shall be submitted to
and approved in writing by the Local Planning Authority. The cycle storage shall be implemented in accordance with the approved details.

Environmental

15. No external lighting shall be provided or installed within the site other than in accordance with a scheme which has been submitted to and approved in writing by the Local Planning Authority.

16. No development shall commence until:

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

17. Any removal of trees, scrub or hedgerow shall not take place in the bird breeding season between 15 February and 15 July inclusive, unless a mitigation scheme for the protection of bird-nesting habitat has been previously submitted to and approved in writing by the Local Planning Authority.

Flood Risk

18. The development permitted by this planning permission shall be carried out in accordance with the approved Flood Risk Assessment (FRA) and mitigation measures contained within.

19. No development shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. The drainage strategy should demonstrate the surface
water run-off generated up to and including the 100 year critical storm will not exceed the run-off from the undeveloped site following the corresponding rainfall event. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Details demonstrating that SuDS have been utilised in preference to traditional engineered approaches where feasible.
- Details of how the scheme shall be maintained and managed after completion.

Highways

20. The internal layout shall include a pedestrian link up to and adjoining the southeast boundary of the site prior to completion of the 150th dwelling hereby approved. The aforementioned pedestrian link shall be retained unobstructed within the site boundary thereafter to allow passage to/from the hereby approved development and any future development that adjoins the southeast boundary of the site.

21. Prior to commencement of development details of barn owl and bat boxes, including a timetable for implementation shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full in accordance with the agreed timescales.

Archaeology

22. No development shall take place within the archaeological preservation area as indicated on the hereby approved Framework Plan until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological works in accordance with a written scheme of investigation which has been submitted to and approved in writing by the local planning authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:

(i) Approval of a Written Scheme of Investigation for:
   a) the industrial heritage remains at the site,
   b) all other known and potential archaeological remains;

(ii) Survey and fieldwork in accordance with the agreed Written Scheme of Investigation;

(iii) Completion of a Post-Excavation Assessment report and approval of an approved Updated Project Design: to be submitted within six months of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority;
(iv) Completion of analysis, preparation of site archive ready for deposition at a store approved by the Planning Authority, production of an archive report, and submission of a publication report: to be completed within two years of the completion of fieldwork, unless otherwise agreed in advance with the Planning Authority.

Fire Hydrants

23. Unless otherwise agreed in writing by the local planning authority, a scheme for the provision of fire hydrants shall be submitted to the local planning authority for approval with all reserved matters applications for layout. Development shall be carried out in accordance with the approved details and the approved scheme shall be fully operational prior to the first occupation of the development.
### APPENDIX 5

Policy Compliance Table
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Policy Conformity Table

Introduction

The tables within this appendix outline compliance with relevant detailed policy matters contained within the adopted Development Plan and the emerging Local Plan.

South Cambridgeshire Core Strategy DPD Policies

<table>
<thead>
<tr>
<th>Policy</th>
<th>Comment</th>
<th>Compliance?</th>
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<tbody>
<tr>
<td>Core Strategy Objectives</td>
<td>This strategy is underpinned by several objectives. The relevant objectives are as follows:</td>
<td>✓</td>
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<tr>
<td>ST/ a:</td>
<td>To provide a continuous supply of housing land to meet strategic requirements in sustainable locations. The site is in a sustainable location and will contribute towards the housing needs of Cottenham and South Cambridgeshire as a whole.</td>
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<tr>
<td>ST/ b:</td>
<td>To locate development within walking distance of employment, shopping, education and recreation services. The site is within walking distance of a range of services within Cottenham including the local shops, primary school, secondary school and open space. It is also within walking distance of a regular bus service operating 3 times per hour to Cambridge.</td>
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<tr>
<td>ST/ e:</td>
<td>To protect the varied character of the villages of South Cambridgeshire. This application meets this objective because it does not have any adverse impacts upon the character of the village. The site is well contained and the physical and environmental constraints of the site have been taken into consideration in shaping the proposal.</td>
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<tr>
<td>ST/ f:</td>
<td>To enhance infrastructure to meet the needs of the expanded population. The indicative development framework demonstrates that the site can accommodate two new children's play facilities - a Local Area for Play and a Local Equipped Area for Play. A new community woodland will be incorporated towards the north of the development site, which will be linked by the footpath along Rampton Road to the existing woodland at Les King Wood. Furthermore, a 'green corridor' around the site's periphery will incorporate an informal walking route and 'trim trail' which will provide recreational benefits; there is potential for this to be linked to a wider 'trim trail' linking the site to Cottenham Recreation Ground, via Les King Wood, providing a new attractive walking route around the village. To the south of the site, a new community orchard will be provided, enhancing the amenity of residents while reflecting the historic land use of the site. Further areas of informal open space will be made on site, and S106 contributions will be agreed to further enhance the existing village infrastructure.</td>
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<tr>
<td>St/ i:</td>
<td>To ensure that any new development results in a biodiversity gain including increased access</td>
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</table>
Existing trees and hedgerows around the site boundary will be maintained wherever possible and enhanced through additional planting and gapping-up. This will lead to the formation of an ecological corridor where existing habitats will be maintained and increased biodiversity will be attracted. Furthermore, the provision of a community woodland, community orchard, wildflower meadow and attenuation pond on site, in addition to residential gardens, will provide a real opportunity to boost the ecological value of the site above its current status as an agricultural field.

<table>
<thead>
<tr>
<th>Policy ST/2 Housing Provision</th>
<th>As discussed in chapter 3 of the Planning Statement</th>
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<td>Policy ST/4 Rural Centres</td>
<td>As discussed in chapter 3 of the Planning Statement</td>
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### South Cambridgeshire Development Control DPD Policies

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<thead>
<tr>
<th>Policy</th>
<th>Comment</th>
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<tbody>
<tr>
<td>Policy DP/1 Sustainable</td>
<td>As discussed in Chapter 3 of the planning statement.</td>
<td>✓</td>
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<tr>
<td>Development</td>
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<tr>
<td>Policy DP/2 Design of New</td>
<td>Policy DP/2 states that all new development must be of high quality design and should preserve and enhance the character of the local area.</td>
<td>✓</td>
</tr>
<tr>
<td>Development</td>
<td>Although this application is made in outline and as such the detailed design of the application is not for determination now, this application is accompanied by a Design &amp; Access Statement which outlines the design principles of the development and how it can integrate with the character of Cottenham. The Indicative Framework Plan demonstrates how the proposals can be implemented, integrating new pedestrian routes through the site to improve connectivity to local services and facilities.</td>
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<td></td>
<td>This application is in compliance with Policy DP/2.</td>
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<tr>
<td>Policy DP/3 Development Criteria</td>
<td>Policy DP/3 requires all development proposals in the District should provide the criteria set out in this policy as appropriate to the nature, scale and economic viability of the development. The policy also outlines situations in which planning permission would not be granted where the proposed development would have an unacceptable adverse impact on a number of criteria set out in the policy.</td>
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<td>The proposals will provide affordable housing, appropriate access, outdoor play space and other...</td>
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<td>Policy Conformity Table</td>
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<tr>
<td><strong>Land off Rampton Road, Cottenham</strong></td>
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<tr>
<td><strong>Policy DP/3</strong> Infrastructure and New Development</td>
<td>requirements as outlined in the policy which will be secured during the reserved matters stage such as car parking provision and screened storage and collection of refuse. This application complies with Policy DP/3.</td>
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<tr>
<td><strong>Policy DP/4</strong> Infrastructure and New Development</td>
<td>Policy DP/4 aims to secure planning obligations to mitigate any improvements or infrastructure necessary to make applications acceptable in planning terms. This application is accompanied by draft S106 Head of Terms which can be found at Appendix 2. Negotiations through the determination of this application will continue to ensure that mitigation is in place to make this application acceptable in planning terms. This application complies with Policy DP/4.</td>
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<tr>
<td><strong>Policy DP/5</strong> Construction Methods</td>
<td>Policy DP/6 requires that applications which will lead to an adverse impact upon the local environment and amenity during construction should outline how the development will deal with construction waste. This application is accompanied by draft Planning Conditions (Appendix 3) which include a condition to secure a construction method statement, which will be submitted in writing to the Local Planning Authority for approval before development takes place. This application complies with Policy DP/6.</td>
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<tr>
<td><strong>Policy DP/7</strong> Development Frameworks</td>
<td>As discussed in chapter 3 of the Planning Statement</td>
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<tr>
<td><strong>Policy HG/1</strong> Housing Density</td>
<td>Policy HG/1 states that residential development in the District will make best use of the site by achieving at least 30 dwellings per hectare. This application proposes a residential density of approximately 40 dwellings per hectare. The application accords with this policy.</td>
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<tr>
<td><strong>Policy HG/2</strong> Housing Mix</td>
<td>This policy aims to ensure that residential development will contain a mix of units in a range of types, sizes and affordability to meet local needs. The policy also outlines that affordable housing should respond directly to an identified need. The Indicative Masterplan demonstrates that the proposed residential development can accommodate a range of housing types to meet local need. The amount of affordable housing will be delivered in accordance with Policy HG/3, the type and tenure will be agreed with the Local Authority, this is addressed in the draft planning conditions in Appendix 3.</td>
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<td>Policy Conformity Table</td>
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<tr>
<td><strong>Policy HG/3 Affordable Housing</strong></td>
<td>The proposal is in accordance with this policy.</td>
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<tr>
<td><strong>Policy SF/6 Public Art and New Development</strong></td>
<td>As discussed in chapter 3 of the Planning Statement</td>
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<td></td>
<td>This policy encourages the provision or commissioning of publicly accessible art, craft and design works. The public art policy will apply to residential development comprising 10 or more dwellings.</td>
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<td><em>The Planning Practice Guidance states that “Planning obligations should not be sought – on for instance, public art – which are clearly not necessary to make a development acceptable in planning terms. This policy does not accord with National Guidance. There is direct conflict between this policy and the PPG, which clearly states that public art contributions should not be sought for such applications.</em>**</td>
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<td>It is acknowledged that the proposals do not comply with policy SF/6, however given the conflict with the PPG, this policy can only be attributed limited weight.</td>
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<tr>
<td><strong>Policy SF/7 Underground Pipes, Wires, Fibres and Cables</strong></td>
<td>Policy SF/7 aims at ensuring utilities companies place all pipes, fibres wires and cables underground where this would not damage identified areas of ecological or archaeological importance or have other unacceptable environmental impacts.</td>
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<td><em>Initial investigations have not highlighted any concerns or engineering difficulties with servicing the proposed development with new gas, water, electric or telecommunication connections. This has been addressed further in the Utilities Appraisal, which is submitted alongside this planning application.</em></td>
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<td></td>
<td>This application is in compliance with Policy SF/7.</td>
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<tr>
<td><strong>Policies SF/10 &amp; Policy SF/11 Open Play Space, Informal Open Space and New Developments &amp; Open Space Standards</strong></td>
<td>Policy SF/10 states all residential development will be required to contribute to Outdoor Playing Space (including a children’s play spare and formal outdoor sports facilities) and informal Open Space to meet the addition need generated by the development in accordance with the standards in Policy SF/11.</td>
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<td>Policy SF/11 maintains the minimum standard for outdoor play space and informal open space is 2.8 hectares per 1,000 people.</td>
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<td><em>A LAP (Local Area of Play), a LEAP (Local Equipped Area of Play) a community orchard, a community woodland and wildflower meadow will be provided within 7.43ha (52% of total site) of public open space.</em></td>
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<td></td>
<td>This application is in compliance with both Policy SF/10 and Policy SF/11.</td>
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<tr>
<td>Policies NE/1 &amp; NE/3 - Energy Efficiency &amp; Renewable Energy Technologies in New Development</td>
<td>Policy NE/1 requires development proposals to demonstrate that it would achieve a high degree of measures to increase energy efficiency. Policy NE/3 requires all development proposals greater than 10 dwellings to include technology for renewable energy to provide at least 10% of their predicted energy requirement. This application is accompanied by a Renewable Energy Statement as required by Policy DP/1, which outlines how the development will meet local and national energy efficiency and renewable energy targets. This application is in compliance with both Policy NE/1 &amp; Policy NE/3.</td>
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<tr>
<td>Policy NE/6 - Biodiversity</td>
<td>Policy NE/6 states that new development should aim to maintain, enhance, restore or add to biodiversity. The application is accompanied by an Ecological Appraisal and Arboricultural Report which outlines the existing ecology of the proposed site. The accompanying tree retention plan included within the Arboricultural Report demonstrates that the majority of trees and hedgerows on site will be retained. These retained trees will be enhanced by new landscape planting and areas of open space. This will add to the ecological potential of the site, resulting in an overall net biodiversity gain. This application complies with Policy NE/6.</td>
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<tr>
<td>Policy NE/8 - Groundwater</td>
<td>Policy NE/8 states that development will not be permitted which poses an unacceptable risk to the quality of the underlying groundwater from the chalk aquifer to the south and east of Cambridge. Enzygo on behalf of Gladman Developments have had extensive discussions with the Local Authority and have agreed a proposed drainage strategy as outlined in the accompanying Flood Risk Assessment. This application is in compliance with Policy NE/8.</td>
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<tr>
<td>Policy NE/9 - Water and Drainage Infrastructure</td>
<td>Policy NE/9 states planning permission will not be granted where there is inadequate water supply, sewerage or land drainage systems available to meet the demands of the development. This application is accompanied by a Utilities Appraisal which anticipates that capacity for water will be available from the existing network at the primary site entrance on Rampton Road. Initial investigations have not highlighted any concerns or engineering difficulties with the proposed development with regards to water. The accompanied Foul Drainage Analysis states that Anglian Water have been informed of the</td>
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</table>
proposed development and outlines their obligations as the statutory sewage undertaker to ensure that sufficient capacity is available in the local sewer network for additional foul flows to be accommodated. The Analysis also provides details of a proposed foul drainage strategy for the site post-development.

In relation to surface water drainage, the accompanying Flood Risk Assessment outlines a proposed drainage strategy for the site which will incorporate an attenuation basin on-site, oversized by 10%, to ensure that discharge into Catch Water Drain is maintained at current greenfield run-off rates or less.

This application is in compliance with Policy NE/9.

| Policy NE/10 – Foul Drainage - Alternative Drainage Systems | Policy NE/10 states that development of sites where drainage to a public sewer is not feasible will only be permitted if proposed alternative facilities are considered adequate and would not pose an unacceptable risk to the quality or quantity of ground or surface water.

As outlined above, ULS on behalf of Gladman are currently in discussions with Anglian Water as regards to the feasibility of drainage of foul flows into the existing public sewer along Rampton Road. The Foul Drainage Analysis outlines a foul drainage strategy for the site which addresses the options of gravity flow or pumping of foul flows into the sewer network.

The application is in compliance with Policy NE/10. |

| Policy NE/11 – Flood Risk | Policy NE/11 assessed planning applications against national flood policy.

As demonstrated in the Flood Risk Assessment which accompanies this application, the site is located in Flood Zone 1. Flood Zone 1 equates to little or no risk of flooding with a less than 0.1% annual probability. The Assessment also outlines the surface water drainage strategy for the site.

This application is in compliance with Policy NE/11. |

| Policy NE/15- Noise Pollution | The policy states that planning permission will not be granted for development which has an unacceptable adverse impact on noise for existing or new residents. Attenuation of noise emissions will be secured by condition or section 106.

The application is accompanied by a Noise Assessment which demonstrates that there will not be an unacceptable adverse impact on residential amenity and that noise in the construction phase will be adequately managed.

The proposals comply with Policy NE/16. |

| Policy NE/16- Emissions | Policy NE/16 outlines criteria which must be met in relation to the management of air quality from new development. |
The application is submitted with an Air Quality Assessment which demonstrates that there will not be an unacceptable adverse impact on air quality as a result of the proposed development.

The proposals comply with Policy NE/16.

**Policy CH/2 – Archaeological Sites**

Policy CH/2 states that archaeological sites will be protected in accordance with national policy.

The accompanying Archaeological Desk-based assessment has established that there are no designated assets on site however a possible Romano-British settlement has been recorded from cropmarks in the south-western portion of the site. An area of in-situ preservation is indicated on the Development Framework Plan and should further assessments be required prior to the commencement of development, this will be agreed by a suitably worded planning condition.

This application complies with this policy.

**Policy TR/1 – Planning for More Sustainable Travel**

Policy TR/1 states that planning permission will not be granted for development which is likely to give rise to a material increase in travel demands unless the site has sufficient standard of accessibility to offer choices of travel by public transport or other non-car modes. The Council will seek to ensure that integration of travel modes and accessibility to non-motorised modes has been undertaken by appropriate measures listed in the policy.

This application is accompanied by a Transport Assessment and a Travel Plan which will promote sustainable patterns of travel and identify routes for walking and cycling to key services and facilities within the area. The site is in a sustainable location with access to various local facilities within walking and cycling distance, including a bus stop on Manse Drive which is served by the Citi 8 bus which runs every 20 minutes (Monday to Saturday daytime) between Cottenham and Cambridge.

This application is in compliance with Policy TR/1.

**Policy TR/3 – Mitigating Travel Impact**

Policy TR/3 outlines that new developments will be required to mitigate their travel impact, including environmental impacts. Proposals for 'major development' will be required to submit a Transport Assessment and Travel Plan.

This application is accompanied by a Transport Assessment and Travel Plan. The Transport Assessment has established that the proposals are acceptable in highways terms.

This application complies with Policy TR/3.

**Policy TR/4 Non-motorised Modes**

Policy TR/4 states that South Cambridgeshire District Council are supporting an increase in the use of non-motorised modes of transport by ensuring that new developments are located and designed...
at the outset to facilitate and encourage short distance trips between home, work, schools and colleges.

The Transport Assessment outlines that services and facilities within Cottenham are within walking or cycling distance of the site. A contribution will be made to improve cycle routes and infrastructure in the vicinity of the site to encourage greater use of sustainable modes of transport for residents to access services and facilities. The Illustrative Development Framework demonstrates that a permeable layout including new walking routes can be incorporated on site post-development; this can be secured by condition and will be firmed up at the Reserved Matters stage.

This application is in accordance with this Policy TR/4.
### South Cambridgeshire Submission Local Plan Policies

<table>
<thead>
<tr>
<th>Policy</th>
<th>Comment</th>
<th>Compliance?</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Policy S/3- Presumption in Favour of Sustainable Development</strong></td>
<td>As discussed in Chapter 4 of the planning statement.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy S/5- Provision of New Jobs and Homes</strong></td>
<td>As discussed in Chapter 4 of the planning statement.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy S/6- The Development Strategy to 2031</strong></td>
<td>As discussed in Chapter 4 of the planning statement.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy S/7- Development Frameworks</strong></td>
<td>As discussed in Chapter 4 of the planning statement.</td>
<td></td>
</tr>
<tr>
<td><strong>Policy S/8- Rural Centres</strong></td>
<td>As discussed in Chapter 4 of the planning statement.</td>
<td></td>
</tr>
</tbody>
</table>
| **Policies CC/1, CC/3 & CC/4 (Climate Change and Renewable Energy in New Development)** | Policy CC1: Mitigation and Adaption to Climate Change  
Policy CC3: Renewable and Low Carbon Energy in New Developments  
Policy CC4: Sustainable Design and Construction  
These three policies refer to the provision of renewable energy technologies and energy/water efficiency measures within new developments, and will be addressed through the Renewable Energy Statement and Sustainability Matrix (Appendix 6) which are submitted as part of this planning application.  
This application will comply with all three policies. | ✓ |
| Policy CC/6- Construction Methods | This policy relates to the construction phase of the development and whether the development is likely to have adverse impact on the local environment during construction.  

This application is accompanied by Draft Planning Conditions which include a condition to secure a construction method statement, which will be submitted in writing to the Local Planning Authority for approval before development takes place.  

This application is in compliance with Policy CC/6. |
|----------------------------------|--|

| Policy CC/7- Water Quality | Policy CC/7 ensures that all new developments have an adequate water supply, sewerage and land drainage systems to serve the whole development. It also ensures that the quality of ground, surface and water bodies are not harmed and appropriate consideration is given to SUDS measures. Finally, it states that foul drainage connections into public sewers should be provided where possible.  

The Utilities Appraisal, Flood Risk Assessment & Foul Drainage Analysis submitted alongside this application demonstrate that the development proposals can be adequately connected to the water supply and sewerage system, and that an adequate land drainage solution incorporating SUDS will be implemented as part of the scheme.  

This application will accord with Policy CC/7. |
|----------------------------------|--|

| Policy CC/8- Sustainable Drainage Systems | Policy CC/8 states development proposals must incorporate appropriate sustainable surface water drainage systems (SuDS) into the site.  

The accompanying Flood Risk Assessment outlines the drainage strategy for the site post-development, which seeks to restrict runoff to the current greenfield rates. This will be achieved by incorporating a SUDS attenuation basin at the lowest point of the site, oversized to take account of climate change, which will hold surface water from the site and discharge it at greenfield runoff rate into Cut Water Drain to the north of the site. Further SuDS measures can be identified at Reserved Matters stage once detailed site layout is agreed.  

This application accords with Policy CC/8. |
|----------------------------------|--|

| Policy CC/9- Managing Flood Risk | Policy CC/9 states that a Flood Risk Assessment will be required for developments over 1ha in site, and that suitable flood protection/mitigation measures as appropriate to the level of flood risk should be incorporated. Greenfield run off rates should be maintained and a SuDS approach to site discharge should be followed.  

This application is accompanied by a Flood Risk Assessment which outlines how the proposed development would meet the identified criteria. |
<table>
<thead>
<tr>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Policy</td>
<td>Description</td>
</tr>
<tr>
<td>--------</td>
<td>-------------</td>
</tr>
<tr>
<td><strong>Policy HQ/1- Design Principles</strong></td>
<td>Policy HQ/1 outlines a number of criteria which must be met to ensure that new development is of high quality design, and makes a positive contribution to its local and wider context. The accompanying Design &amp; Access Statement and Illustrative Framework Plan demonstrate how the design of the scheme responds positively to the character and appearance of the village. More detailed aspects of the scheme's design will be determined at Reserved Matters. The proposal is in compliance with Policy HQ/1.</td>
</tr>
<tr>
<td><strong>Policy HQ/2- Public Art and New Development</strong></td>
<td>Policy HQ/2 states that the council will encourage the provision or commissioning of public art to be integrated into developments of 10 or more dwellings. The public art must be community-led and contributions and maintenance sums will be requested to cover upkeep. The Planning Practice Guidance states that “Planning obligations should not be sought - on for instance, public art - which are clearly not necessary to make a development acceptable in planning terms. This policy does not accord with National Guidance. There is direct conflict between this policy and the PPG, which clearly states that public art contributions should not be sought for such applications. It is acknowledged that the proposals do not comply with policy HQ/2, however given the conflict with the PPG, this policy can only be attributed limited weight.</td>
</tr>
<tr>
<td><strong>Policy NH/2- Protecting and Enhancing Landscape Character</strong></td>
<td>Policy NH/2 states that development will only be permitted where it respects and retains, or enhances, the character and distinctiveness of the local landscape and the National Character Area in which it is located. The LVIA submitted as part of this planning application demonstrates how the proposed development will be integrated within the local landscape and will respect the distinctiveness of the Bedfordshire and Cambridgeshire Claylands National Character Area. The proposal is in compliance with Policy NH/2.</td>
</tr>
<tr>
<td><strong>Policy NH/3: Protecting Agricultural Land</strong></td>
<td>Policy NH/3 aims at protecting Best and Most Versatile Land (Grade 1, 2, 3a) unless the land is allocated for development in the Local Plan or sustainability considerations and the need for the development are sufficient to override the need to protect the agricultural value of the land. It is acknowledged that the development site contains grades 1 &amp; 2 agricultural land however it is considered that the loss of part of a much larger agricultural field within these grades is outweighed by the clear benefits that the scheme will bring in terms of sustainable development.</td>
</tr>
</tbody>
</table>
which will help to address an identified shortfall of housing in South Cambridgeshire.

This application is in compliance with Policy NH/3.

**Policy NH/4 Biodiversity**

Policy NH/4 states that development proposals which conserve or enhance biodiversity will be permitted.

This application has given special consideration to Protected Species including badgers and Great Crested Newts. As demonstrated in the ecology appraisal, the proposal includes an ecological buffer to mitigate any harm caused to particular species. Consideration has also been given to existing trees and hedgerows, this is discussed further in the Arboricultural Report which demonstrates that there is an overall biodiversity gain.

This application complies with Policy NH/4.

**Policy NH/6- Green Infrastructure**

This policy relates to the provision of Green Infrastructure.

The development proposals will provide 52% of the total development as publicly accessible open space. This will include a community woodland, community orchard, wildflower meadows, and informal open space.

The proposal complies with policy NH/6.

**Policies H/7 & H/8: Housing Density and Housing Mix**

These policies outline the requirement of a minimum density of 30dph on new developments and specifies the mix which will be sought on developments of 10 or more homes.

Although the precise housing mix is not for determination at this stage, and would be dealt with through a reserved matters application, it has been demonstrated through this submission that the proposals can deliver a wide choice of types and mix of housing as demonstrated in the Design & Access Statement. The detailed design of the site will be dealt with at the Reserved Matters stage.

This application is in compliance with both of these policies.

**Policy H/9: Affordable Housing**

Policy H/9 seeks 40% affordable housing on developments of 3 or more dwellings in South Cambridgeshire.

This application will provide the policy compliant 40% affordable homes. A Strategic Housing Market Assessment of South Cambridgeshire was completed in May 2013. It provides a need to deliver up to 40% affordable housing. This application will provide up to 80 affordable dwellings on site (40%).

The proposals accord with Policy H/9.
| Policy SC/2- Health Impact Assessment | The policy provides that developments of 20+ dwellings will be accompanied by a Health Impact Assessment.  
This application is accompanied by a Health Impact Assessment which demonstrates the development will have a positive impact upon health and wellbeing of new and existing residents.  
The proposal complies with Policy SC/2. |
|---|---|
| Policy SC/6- Indoor Community Facilities | The policy requires all housing developments to contribute towards the provision of indoor community facilities to meet the need generated by the development. Contributions will be based on a standard of 111sq metres per 1000 population.  
Gladman will seek to enter into constructive dialogue with South Cambridgeshire District Council to agree obligations for any necessary and reasonable on and off site provisions, which are related in scale and kind to the proposed development, and that meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010.  
The proposals comply with Policy SC/6. |
| Policy SC/7- Outdoor Play Space, Informal Open Space & New Developments | The policy outlines the types of public open space which will be required as part of new developments.  
The proposals include 7.43ha of open space, this exceeds the requirement for open space. This equates to 52% of the overall site area.  
The proposals comply with Policy SC/7. |
| Policy SC/8- Open Space Standards | The policy outlines the minimum standards for open space provision within new developments.  
The proposals include 7.43ha of open space, this exceeds the requirement for open space. This equates to 52% of the overall site area.  
The proposals comply with Policy SC/8. |
| Policy SC/11- Noise Pollution | The policy states that planning permission will not be granted for development which has an unacceptable adverse impact on noise for existing or new residents. Attenuation of noise emissions will be secured by condition or section 106.  
The application is accompanied by a Noise Assessment which demonstrates that there will not be an unacceptable adverse impact on residential amenity and that noise in the construction phase will be adequately managed.  
The proposals comply with Policy SC/11. |
<table>
<thead>
<tr>
<th>Policy</th>
<th>Conformity Description</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>SC/13 - Air Quality</td>
<td>The proposals comply with Policy SC/11.</td>
<td>✓</td>
</tr>
<tr>
<td>TI/2 - Planning for Sustainable Travel</td>
<td>Policy TI/2 outlines criteria for new developments designed to reduce the need to travel, and encourage more sustainable transport modes. It also states that new developments should make contributions to mitigate the transport impacts of the scheme and that a Transport Assessment and Travel Plan should accompany large development applications.</td>
<td>✓</td>
</tr>
<tr>
<td>TI/8 - Infrastructure &amp; New Developments</td>
<td>Policy TI/8 outlines the requirement for developments to make contributions to the improvement or provision of infrastructure necessary to make the scheme acceptable in planning terms.</td>
<td>✓</td>
</tr>
<tr>
<td>TI/10 - Broadband</td>
<td>Policy TI/10 requires new development to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband services across the district.</td>
<td>✓</td>
</tr>
</tbody>
</table>
APPENDIX 6

Sustainability Matrix
<table>
<thead>
<tr>
<th>Sustainability Criterion</th>
<th>Sustainability Outcome</th>
<th>Commentary</th>
</tr>
</thead>
<tbody>
<tr>
<td>Primary Check List</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the site outside Green Belt, National Park, AONB and other protected landscapes?</td>
<td>The site is located outside any protected landscape</td>
<td></td>
</tr>
<tr>
<td>Does the scheme contribute to a shortfall in the 5-year housing land supply?</td>
<td>The site will contribute towards South Cambridgeshire District Council’s housing need</td>
<td></td>
</tr>
<tr>
<td>Does the scheme accord with delivery of the Council’s Regeneration Strategy?</td>
<td>The development of greenfield land is necessary to deliver the housing growth needed for South Cambridgeshire</td>
<td></td>
</tr>
<tr>
<td>Sustainable Settlement and Location</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Is the site adjoining or within a recognised Sustainable Settlement or Location for Growth in LPA Policy?</td>
<td>The site adjoins the settlement boundary of Cottenham. Cottenham was designated as a second tier village (Minor Service Centre) in the adopted plan but first tier village in the emerging LP (Rural Centre). There are no specific housing targets for any of the villages in the district.</td>
<td></td>
</tr>
<tr>
<td>Accessibility to local and neighbourhood facilities within or just beyond the 800m walking distance - maximum acceptable walking distance (IHT)</td>
<td>Accessibility to local and neighbourhood facilities within or just beyond the 800m walking distance - maximum acceptable walking distance (IHT)</td>
<td></td>
</tr>
<tr>
<td>Development restricted to flood zone 1 / able to contain rainfall from 1:100 year rain events</td>
<td>The site is located within Flood Zone 1.</td>
<td></td>
</tr>
</tbody>
</table>
| Areas of ecological and geological interest are unaffected / mitigated by the proposals | The site does not have a great ecological or geological area of interest. Where possible any areas have been mitigated by enhancing habitats. | | }
<table>
<thead>
<tr>
<th>Sustainable Transport</th>
<th>Economic Benefits</th>
<th>Housing</th>
<th>Education, Community &amp; Sports provision affecting quality of life</th>
<th>Linkages Integration Design (Intrinsic Factors)</th>
</tr>
</thead>
<tbody>
<tr>
<td>See Transport Assessment and Travel Plan</td>
<td>See Transport Assessment and Travel Plan</td>
<td>See Planning Statement</td>
<td>See Affordable Housing Statement</td>
<td>See Planning Statement</td>
</tr>
<tr>
<td>See Design &amp; Access Statement</td>
<td>See Design &amp; Access Statement</td>
<td>See Affordable Housing Statement</td>
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<tr>
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<td>See Planning Statement</td>
<td>See Affordable Housing Statement</td>
<td>See Planning Statement</td>
<td>See Planning Statement</td>
</tr>
<tr>
<td>Waterbeach railway station is located 8.3km from the site, from which there is an hourly service to London Kings Cross (duration 1 hour) and to Kings Lynn (duration 45 minutes).</td>
<td>All homes within 5km of long distance public transport services (railway station/bus service)</td>
<td>Development site within 800m of hourly bus service</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Simple street pattern of indicative scheme gives priority to pedestrians and cyclists linking outwards to as many local businesses, public transport and retail heart-places as possible within步行1500m radius.</td>
<td>High quality paving materials used to control traffic speed, encourage shared-use, amenity, recreation and community spaces.</td>
<td>A high quality built environment with a network of connected streets and public spaces that accommodate diverse community needs and economic demographics.</td>
<td>It has been demonstrated that the proposals are in compliance with the overall objective of national planning policy. South Cambridgeshire District Council cannot demonstrate a five year deliverable housing land supply.</td>
</tr>
<tr>
<td></td>
<td>The site is linked by pedestrian routes to the schools, shops and other local facilities.</td>
<td>Pedestrian and shared spaces will be provided to provide a pedestrian friendly environment and reduce traffic speeds.</td>
<td><strong>See Planning Statement</strong></td>
<td>NPPF: Para 14: <strong>“approving development proposals that accord with the development plan without delay;”</strong></td>
</tr>
<tr>
<td></td>
<td>The travel plan will outline the strategy to reduce car use.</td>
<td>Considerable positive benefits associated with 200 dwellings and 70 apartments with care include: £1.8 million in New Housing Bonus, Council Tax, Job creation (f/t, p/t), Economic value of works</td>
<td><strong>See Affordable Housing Statement</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td>The proposals are consistent with the aims of Planning for Growth.</td>
<td>The proposals include onsite provision of a LEAP, a LAP, a community orchard, a community woodland and public open space...</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Benefits to LPA: New Homes Bonus, Council Tax, Revenue, CIL / S106 contributions; Job creation (f/t, p/t), Economic value of works</td>
<td><strong>See Affordable Housing Statement</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Does the scheme promote aims of Planning for Growth? The proposals are consistent with the aims of Planning for Growth.</td>
<td>Proposal provides a choice of housing size and tenure in order to help create a mixed community, including provision of affordable housing.</td>
<td></td>
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<tr>
<td></td>
<td></td>
<td>Proposal that increases the viability and reinforces the vitality and viability of the retail provision within Cottenham will be reinforced with the addition of extra custom.</td>
<td></td>
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</tr>
<tr>
<td></td>
<td></td>
<td><em>Does the provision of Affordable Housing distributed throughout Cottenham contribute to the major local shortfall of affordable housing?</em> <strong>Affordable housing is not to be grouped or pushed to the site boundaries but appropriately peppered throughout the development.</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td>Does the provision of Affordable Housing distributed throughout the site contribute to the major local shortfall of affordable housing?</td>
<td><strong>Affordable housing is not to be grouped or pushed to the site boundaries but appropriately peppered throughout the development.</strong></td>
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<td></td>
<td></td>
<td>Proposal provides a choice of housing size and tenure in order to help create a mixed community, including provision of affordable housing.</td>
<td><strong>See Affordable Housing Statement</strong></td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>Proposal that increases the viability and reinforces the vitality and viability of the retail provision within Cottenham will be reinforced with the addition of extra custom.</td>
<td></td>
</tr>
</tbody>
</table>
At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking... For decision-taking this means (unless material considerations indicate otherwise)... “and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...”

The Local Plan is time expired and as such the policies are now out-of-date and should not form the bases for the determination of this application. Policies are also not compliant with the NPPF. As such national planning policy should be applied to the decision making process of this application.

Planning Statement

There are a number of significant economic and social benefits associated with the proposed development that outweigh any adverse impacts.

Planning Statement

The site represents an acceptable location on the edge of a sustainable settlement. The site is not covered by any of the designations listed in by NPPF Footnote 9.

Planning Statement

<table>
<thead>
<tr>
<th>“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking... For decision-taking this means (unless material considerations indicate otherwise)...”</th>
<th>The Local Plan is time expired and as such the policies are now out-of-date and should not form the bases for the determination of this application. Policies are also not compliant with the NPPF. As such national planning policy should be applied to the decision making process of this application.</th>
<th>Planning Statement</th>
</tr>
</thead>
<tbody>
<tr>
<td>“and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless...”</td>
<td>There are a number of significant economic and social benefits associated with the proposed development that outweigh any adverse impacts.</td>
<td>Planning Statement</td>
</tr>
<tr>
<td>“...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”</td>
<td>The site represents an acceptable location on the edge of a sustainable settlement. The site is not covered by any of the designations listed in by NPPF Footnote 9.</td>
<td>Planning Statement</td>
</tr>
<tr>
<td>“or specific policies in this Framework indicate development should be restricted (SSSI, Green Belt, AONB etc.).”</td>
<td></td>
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</tbody>
</table>
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APPENDIX 7

Waste Management Audit
1.1 South Cambridgeshire District Council’s validation checklist for planning applications requires applicants to submit a Waste Management Audit with applications.

1.2 Appendix 4 of the Planning Statement submitted with this application contains a draft condition (condition 7) which can be attached to any permission, which requires the developer to submit a Construction Method Statement for approval by the local planning authority prior to development commencing. This statement will outline the methods to be taken to ensure that waste generated at the construction phase of the proposed development will be dealt with in compliance with national and local policies. A Site Waste Management Plan will also be prepared.

1.3 The indicative Development Framework Plan demonstrates that the scheme has been developed to ensure that it is fully accessible to refuse vehicles.

1.4 Detailed waste considerations will be dealt with through subsequent Reserved Matters applications, to ensure that the development minimises waste in accordance with the recognised Waste Hierarchy and national and local waste policies.
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APPENDIX 8

Planning Balance Table
**Land off Rampton Road, Cottenham - Material Planning Benefits and Negative Factors**

**Purpose**

The purpose of this supplementary document is to encapsulate the relevant material considerations, and demonstrate in the planning balance that the benefits demonstrably outweigh the negative factors of the proposal.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. The document will show that the proposal strongly accords with the three dimensions of sustainable development; economic, social and environmental.

**Economic**

<table>
<thead>
<tr>
<th>Material Consideration</th>
<th>Description</th>
<th>Positive benefit, Neutral, or Negative Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>New Jobs</strong></td>
<td>There will be a £18.8 million investment in construction as a result of the scheme, resulting in 166 full time equivalent construction jobs over the build period.</td>
<td>Positive benefit</td>
</tr>
<tr>
<td><strong>Labour Force/ Demographic</strong></td>
<td>The development will accommodate up to 254 economically active residents thus boosting the labour supply available to local employers.</td>
<td>Positive benefit</td>
</tr>
<tr>
<td><strong>Resident Expenditure</strong></td>
<td>It is anticipated that residents of the development will spend circa £4.9 million per annum, contributing to the local economy.</td>
<td>Positive benefit</td>
</tr>
<tr>
<td><strong>New Homes Bonus</strong></td>
<td>South Cambridgeshire District Council will receive £1.8 million through the New Homes Bonus over a 6 year period.</td>
<td>Positive benefit</td>
</tr>
<tr>
<td><strong>Vitality and Viability</strong></td>
<td>The additional residents of up to 200 households and 70 apartments with care will increase demand for, and use of local services and businesses within Cottenham and South Cambridgeshire. This increased demand and spending will help to maintain and enhance the services available and accessible within the area and increase their viability.</td>
<td>Positive benefit</td>
</tr>
<tr>
<td><strong>Council Tax Revenues</strong></td>
<td>The Council will also receive Council Tax payments from the additional up to 200 dwellings and 70 apartments with care. This provides an important source of revenue funding for the local authority in delivering services as well as investing in the locality.</td>
<td>Positive benefit</td>
</tr>
<tr>
<td><strong>Economic Recovery</strong></td>
<td>Delivery of this site will assist economic recovery more quickly.</td>
<td>Positive benefit</td>
</tr>
</tbody>
</table>
# Ageing Population

The proposal would provide 70 apartments with care (C2) for elderly residents who may not be able to live comfortably by themselves.

By providing a range of family housing, the proposed development is expected to attract families. This will help to respond to the challenges of an ageing population such as reduced local spend and increased pressure on local services and the labour market.

## Social

<table>
<thead>
<tr>
<th>Material Consideration</th>
<th>Description</th>
<th>Positive benefit, Neutral, or Negative Factor</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building Sustainable Communities</td>
<td>The proposals will assist in building and maintaining a mixed and balanced community that will help sustain the vitality of community life in Cottenham.</td>
<td>Positive benefit</td>
</tr>
</tbody>
</table>
| **Housing Need**  
(Market & Affordable) | The development of the proposed housing is a very efficient way of meeting existing housing need quickly. The site is easy to develop and has very few constraints, which will ensure that the site will rapidly contribute to increasing the supply of housing within the District.  

The proposals will make a valuable contribution to the housing supply in circumstances where the Council acknowledge they do not have a 5 year supply.  

The proposals meet an identified Housing Need for people in both the market and affordable housing sectors which will “ensure choice and competition in the market for land” (NPPF Paragraph 47).  

New homes in Cottenham will enable people to access the housing market locally rather than being forced to move away due to a lack of available housing. The proposals will assist in helping to maintain and enhance to vitality of the community (NPPF Paragraph 55).  

The mix of house types to attract the economically active and improve economic competitiveness, diversify local age structure and contribute to the “objective of creating mixed and balanced communities” (NPPF Paragraph 50). | Positive benefit |
|---|---|---|
| **Design & Access**  
(Social Dimension) | The planning permission would enable delivery of a mix of housing - up to 200 new dwellings and 70 apartments with care, offering 1-5 bedroom properties, comprising a range of house types from linked townhouses to detached properties. This will add to the choice of high quality homes available in the district.  

The proposal sets a framework to enable the delivery of a high quality residential development. | Positive Benefit |
Existing and new residents of the settlement will benefit from the additional social infrastructure provision on-site.

Strategic areas of landscape and open space will include formal recreation, footpaths and children’s play area. The existing vegetation along the boundaries will be reinforced with new tree and hedgerow planting, which will benefit people and wildlife alike. The amount of Public Open Space exceeds the requisite amount as specified within district guidelines.

The scheme will ensure a well-designed pedestrian network that links with the existing settlement.

<table>
<thead>
<tr>
<th><strong>Transport Impact</strong></th>
<th><strong>Positive Benefit</strong></th>
</tr>
</thead>
<tbody>
<tr>
<td>The location of the site provides the opportunity for residents to undertake journeys on foot and by cycle, for a variety of purposes, including school, recreation, leisure and local amenity shopping.</td>
<td></td>
</tr>
<tr>
<td>The proposals will support the sustainability of established bus services which serve Cambridge.</td>
<td></td>
</tr>
<tr>
<td>There will be a negligible increase in traffic flows in the area but the analysis in the Transport Assessment show the increase is not material. There is ample capacity available on the road network, with the proposed junction improvements outlined in the Transport Assessment.</td>
<td><strong>Neutral Factor</strong></td>
</tr>
</tbody>
</table>
**Travel Plan**

The Travel Plan (TP) promotes sustainable travel awareness and encourages sustainable travel choices other than single occupancy vehicle journeys. This Framework TP is prepared taking account of currently available best practice guidance (DfT 2009) and complementary residential guidance (DfT 2005).

The TP will be managed and operated by the Travel Plan Coordinator (TPC) to be appointed by the residential developer(s), and to be in post at least three months prior to first occupation of a house at the site.

As this is a new development, sustainable travel habits can be encouraged from the outset of occupation. The early appointment of the TPC will maximise this opportunity to influence travel choices.

**Archaeology and Heritage**

No designated heritage assets are present on the application site, nor will the site have any significant adverse impact upon designations beyond its boundary.

<table>
<thead>
<tr>
<th>Environmental</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Material Consideration</strong></td>
</tr>
<tr>
<td><strong>Landscape &amp; Visual Impact</strong></td>
</tr>
<tr>
<td></td>
</tr>
</tbody>
</table>
the character of the landscape beyond the immediate surrounds of the site.

<table>
<thead>
<tr>
<th><strong>Flood Risk Assessment (FRA)</strong></th>
<th>The surface water drainage design will attenuate water run-off to less than the existing greenfield run-off rate and take account of future climate change in accordance with National Planning Policy Guidance. This is a material environmental benefit.</th>
<th>Positive Benefit</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Health and Well Being</strong></td>
<td>Residents of the new housing will benefit from the new recreational and leisure infrastructure available within the development.</td>
<td>Minor Positive</td>
</tr>
<tr>
<td><strong>Ecological Impact</strong></td>
<td>The site does not incorporate any statutory or non-statutory designated sites. Mitigation measures ensure that there is no adverse impact on any protected species observed on the site. The incorporation of bird boxes, bat boxes, open space planted with native species and enhancement of hedgerows will provide new habitats for species on site and must be seen as a significant benefit.</td>
<td>Positive Benefit</td>
</tr>
<tr>
<td><strong>Trees and Hedgerows</strong></td>
<td>The site will retain the vast majority of vegetation present on the site. The trees and groups of trees to be felled to enable vehicular and pedestrian access are Category C and therefore of low quality. All losses will be mitigated against through extensive planting and landscaping throughout the development. The planting of a substantial northern boundary incorporating a new hedgerow and hedgerow trees can be seen as an important enhancement in terms of tree cover.</td>
<td>Minor positive</td>
</tr>
</tbody>
</table>
### Planning Balance

<table>
<thead>
<tr>
<th>POSITIVE BENEFITS</th>
<th>NEGATIVE IMPACTS OF THE SCHEME</th>
</tr>
</thead>
<tbody>
<tr>
<td>Flood Risk Assessment (FRA)</td>
<td></td>
</tr>
<tr>
<td>Health and Well Being</td>
<td></td>
</tr>
<tr>
<td>Building Sustainable Communities</td>
<td></td>
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<tr>
<td>Housing Need (Market &amp; Affordable)</td>
<td></td>
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<tr>
<td>Design &amp; Access (Social Dimension)</td>
<td></td>
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<tr>
<td>Transport Impact</td>
<td></td>
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<tr>
<td>Travel Plan</td>
<td></td>
</tr>
<tr>
<td>Archaeology and Heritage</td>
<td></td>
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<tr>
<td>New Jobs</td>
<td></td>
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<tr>
<td>Labour Force/ demography</td>
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<tr>
<td>Resident Expenditure</td>
<td></td>
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<tr>
<td>New Homes Bonus</td>
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<td>Vitality &amp; Viability</td>
<td></td>
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<tr>
<td>Household Rates</td>
<td></td>
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<tr>
<td>Ageing Population</td>
<td></td>
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<tr>
<td>Economic Recovery</td>
<td></td>
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<tr>
<td>Trees and Hedgerows</td>
<td></td>
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</tbody>
</table>
APPENDIX 9

Health Impact Assessment
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1 HEALTH IMPACT ASSESSMENT

1.1 This Health Impact Assessment (HIA) has been prepared by Gladman Developments Ltd in support of proposals for outline planning permission for a residential development of up to 200 dwellings including up to 70 apartments with care (C2) with all matters reserved, except for access.

1.2 The application is a re-submission of application S/1818/15/OL, for up to 225 dwellings and up to 70 apartments with care (C2), which was refused at planning committee on 11th May 2015. The application responds to consultee comments made through the original application and is accompanied by an amended indicative framework plan.

1.3 The proposed development is on land off Rampton Road, Cottenham and will include affordable housing, public open space, new roads and infrastructure, including access from Rampton Road.

1.4 Policy DP/1 of the Development Control Policies DPD requires applications for major development to be accompanied by a Health Impact Assessment to demonstrate that principles of sustainable development have been applied.

1.5 The Health Impact Assessment SPD (March 2011) provides further guidance regarding the production of a HIA and states at paragraph 2.9 of the SPD that it should:

- Appraise the potential positive and negative health and well-being impacts of the proposed development on planned new communities and the adjacent existing communities in the development area.

- Highlight any potential differential distribution effects of health impacts among groups within the population by asking ‘who is affected?’ for the impacts identified.

- Suggest actions / mitigations that aim to minimise any potential negative health impacts and maximise potential positive health impacts, referencing where possible the most affected vulnerable group(s).

1.6 This HIA will be carried out following Appendix 2 of the Health Impact Assessment SPD, and the HUDU guidance.

1.7 Gladman believe that the development proposals at Cottenham will represent a sustainable development which will result in positive benefits for the health and wellbeing of new and
existing residents of the village. In fact the development, as outlined in the Planning Statement, will provide health benefits with improved access to existing pedestrian / cycleways through pedestrian linkages through the site and the provision of public open space amenities on-site.

1.8 A detailed assessment of potential health impacts of development in this location are set out in this report.
2 **SITE AND SURROUNDING AREA**

2.1 The application site is shown outlined in red on the Location Plan submitted with the application. In its entirety it extends to 14.16 hectares (ha) and is presently in agricultural use.

2.2 The site is located to the south-west of the village of Cottenham. It is defined by existing residential development along Rampton Road to the east. To the north and west of the site lies open countryside, while to the south/south east of the site are a number of small meadows. There is currently no public access to the site.

2.3 The site slopes gently upwards to the north-west, to a break in slope in the middle of the site which runs broadly parallel to the existing limit of the development on Rampton Road. From this point to the north-western boundary the site slopes downwards from approximately 17m AOD to 12m AOD.

2.4 The Indicative Framework Plan enclosed within the application submission has been prepared to give an indication of how development on the site can be accommodated. This Plan depicts the landscape zones and development parcels and indicates how up to 200 homes (and up to 70 apartments with care- C2) could be carefully masterplanned at the Reserved Matters stage. The Framework Plan is landscape-led, with built development restricted to flatter parts of the site and incongruous with the existing built development line along Rampton Road. 52% of the total development area will be comprised of public open space, including a new community woodland, wildflower meadow, and community orchard. An ecological corridor will be provided around the boundary which will include the retention (where possible) of existing hedgerows. An attenuation basin will be located at the low point of the site, in the north-western corner. Two areas of play (a LAP and a LEAP) will also be located on site, and a trim trail will be provided around the periphery of the site.

2.5 The village has a number of facilities within walking / cycling distance of the site, these include: a primary school, secondary school, village hall, library, grocery store, sports centre, recreation ground, GP surgery, pharmacy, bakery, butchery and post office.

2.6 Broad Lane Industrial Estate is the nearest employment area to the site, located off Broad Lane, which is accessible by cycle from the site. The industrial estate is home to a range of businesses including a large bakery, vehicle repair centre, roofing services and printers.

2.7 With regard to vulnerable population groups, these would be limited to existing residents in the vicinity of the proposed development, future residents of the proposed development and
construction workers during the construction phase. Existing residents and construction workers might be affected during the construction of the development, however it is expected future residents will not be affected once the development has been completed.

2.8 Should outline planning permission for the proposed development be granted, Gladman Developments will be marketing and selling the site to a house-builder, who will then submit the necessary reserved matters application once detailed design for the development has been completed. Initial on-site works could commence in mid 2017, with the development to take approximately seven or eight years to complete, with a build rate of around 30 dwellings per annum.

2.9 The assessment includes consideration of in-combination effects on the health and wellbeing of both new and existing residents of Cottenham, taking into account committed development of the nearby Northstowe new town, the A14 upgrade and other residential applications currently pending in the village.

2.10 Northstowe is a proposed new settlement at the former RAF Oakington facility which lies approximately 2.5km west of the application site. It will incorporate up to 10,000 new homes which will be built out over a 25 year period, with the first completions due in 2016. Permission has been granted for the first 1500 dwellings, a primary school, a mixed-use local centre, leisure, community, residential institutions, cultural, health and employment provision, formal and informal recreational space and landscaped areas. A further outline application has recently been approved for the second phase of development which includes up to 3500 new homes, a town centre, new highways, two primary schools, a secondary school and sports facilities and open space.

2.11 The government has committed up to £1.5 billion investment to improve the A14 pinch point between Cambridge and Huntingdon. The A14 runs approximately 5km south and west of Cottenham and is the key strategic route for traffic through South Cambridgeshire. Parts of the scheme which may have a direct impact on Cottenham include proposals to widen the road between Swavesey and Girton, and widening of the Cambridge North bypass. A Development Consent Order for the improvements has recently been approved. The project is expected to be completed by 2021.

2.12 An outline application was permitted on 11 May 2016 for up to 50 dwellings at Land north of Oakington Road, Cottenham. This is currently the only other major development in the pipeline in the village. The parish council have held meetings with Persimmon Homes regarding another potential development off Oakington Road, and with Cambridgeshire
County Council in respect of a potential development north of Rampton Road, but to date no applications have been registered on these sites.

2.13 This application will be assessed against the health criteria identified by the Healthy Urban Development Unit (HUDU) which is set out in Appendix 2 of the Health Impact Assessment SPD (Adopted March 2011). The Health Impact Assessment is prepared in accordance with the provisions of Policy SC/2 of the emerging South Cambridgeshire Local Plan and with strategic objective e) of the emerging local plan, outlined in Policy S/2, which seeks to promote development which provides or has access to a range of services and facilities that support healthy lifestyles and wellbeing.
## PUBLIC HEALTH PROFILE

3.1 The current public health profile of Cottenham parish has been obtained from Census (2011) data:

<table>
<thead>
<tr>
<th>Health Status</th>
<th>Count</th>
<th>Persons</th>
<th>Mar-11</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Very Good Health</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Good Health</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Fair Health</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bad Health</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Very Bad Health</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Activities Limited</th>
<th>Count</th>
<th>Persons</th>
<th>Mar-11</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Day-to-Day Activities Limited a Lot</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day-to-Day Activities Limited a Little</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Day-to-Day Activities Not Limited</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Age Group</th>
<th>Cottenham</th>
<th>S Cambs</th>
<th>East Eng</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Age 0 to 4</td>
<td>Count</td>
<td>372</td>
<td>9300</td>
<td>361269</td>
</tr>
<tr>
<td>Age 0 to 4</td>
<td>Percentage</td>
<td>6.1</td>
<td>6.3</td>
<td>6.2</td>
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<tr>
<td>Age 5 to 7</td>
<td>Count</td>
<td>244</td>
<td>5483</td>
<td>201093</td>
</tr>
<tr>
<td>Age 5 to 7</td>
<td>Percentage</td>
<td>4</td>
<td>3.7</td>
<td>3.4</td>
</tr>
<tr>
<td>Age 8 to 9</td>
<td>Count</td>
<td>152</td>
<td>3578</td>
<td>127419</td>
</tr>
<tr>
<td>Age Range</td>
<td>Count</td>
<td>Percentage</td>
<td></td>
<td></td>
</tr>
<tr>
<td>--------------------</td>
<td>--------</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Age 8 to 9</td>
<td></td>
<td>2.5 2.4 2.2 2.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 10 to 14</td>
<td>387</td>
<td>6.3 6.1 5.9 5.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 15</td>
<td>64</td>
<td>1.1 1.3 1.3 1.2</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 16 to 17</td>
<td>172</td>
<td>2.8 2.5 2.5 2.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 18 to 19</td>
<td>108</td>
<td>1.8 2 2.3 2.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 20 to 24</td>
<td>239</td>
<td>3.9 4.8 6 6.8</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 25 to 29</td>
<td>309</td>
<td>5.1 5.4 6.2 6.9</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 30 to 44</td>
<td>1341</td>
<td>22 21.5 20.2 20.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 45 to 59</td>
<td>1216</td>
<td>20 20.8 19.8 19.4</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 60 to 64</td>
<td>394</td>
<td>6.5 6.6 6.4 6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 65 to 74</td>
<td>522</td>
<td>8.6 8.8 9.1 8.6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 75 to 84</td>
<td>365</td>
<td>6 5.5 6 5.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 85 to 89</td>
<td>129</td>
<td>2.1 1.5 1.6 1.5</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Age 90 and Over</td>
<td>81</td>
<td>1.3 0.8 0.8 0.8</td>
<td></td>
<td></td>
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<td></td>
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</tbody>
</table>
The profile demonstrates that the current population of Cottenham is weighted towards younger and older people; the proportion of people in Cottenham in the 5-7, 8-9, and 10-14 age groups is higher than the average in South Cambridgeshire district, East of England region and England as a whole. Similarly, Cottenham has a greater-than-average proportion of people within the 85-90 and 90+ age groups, compared to the district, regional and national average. Conversely, there is a lower-than-average proportion of people within the 18-19, 20-24 and 25-29 age groups. Those younger and older population groups are potentially vulnerable population groups.

Older people are potentially particularly vulnerable. Statistics demonstrate that people in Cambridgeshire are living longer, with life expectancy at birth increasing for both males and females between 1991/93 and 2006/08. Life expectancy at 65 has increased to more than 17 years for men and more than 20 years for women. Most older people are in good health but the number of frail older people is increasing, and older people comprise a higher proportion of the population in rural areas than in urban, with this proportion expected to increase (Source: Cambridgeshire & Peterborough Joint Strategic Needs Assessment- Older People 2010).

The profile above also shows that there are 232 people within Cottenham who would describe their health as “bad” or “very bad”, and 975 people who described their day-to-day activities as being limited by health. While these statistics are a snapshot in time captured at the time of the 2011 census, they give an indication of the proportion of Cottenham residents who
could be described as potentially vulnerable groups, and who may be positively or negatively affected by the proposed development.

3.5 In addition to existing residents of Cottenham, residents of the proposed development (who may move into the area from other areas) could be identified as potentially vulnerable groups, particularly those older people who occupy the proposed apartments with care (C2) and those residents who occupy the affordable housing who by definition will be from poorer socioeconomic backgrounds. There will be other potentially vulnerable groups among the residents of the new development, including those with disabilities or long term illnesses, who are impossible to quantify at this stage, however it is important that the needs of these groups are considered throughout the planning process.

3.6 The impacts of the proposed development can be divided into those impacts which occur in the construction phase and those which occur in the operational phase of the development.
4 STAKEHOLDER ENGAGEMENT

4.1 As part of the preparation of the planning application for the proposed development, the applicant has undertaken pre-application engagement with the local authority and the parish council and has taken their comments and suggestions into account, as set out in the Statement of Community Involvement accompanying this application. The applicant has also undertaken consultation with existing local residents who are likely to be most affected by the proposals; their feedback has also helped shape the proposals.

4.2 The applicant has undertaken desk-based research to establish the capacity of local GP surgeries and it is considered that the proposals are in conformity with local healthcare strategies such as the 2010 NHS Cambridgeshire Strategic Plan. The applicant will consider all consultation responses received as the planning application progresses; if NHS England, Cambridgeshire County Council or other stakeholders raise any concerns or queries the applicant will work with the stakeholders to fully address these concerns and ensure that the resulting development achieves the applicant’s ambition of promoting the health and wellbeing of both new and existing residents of Cottenham as a result of the proposed scheme. Indeed, through the original application Gladman agreed to pay a contribution of £83,640 towards the improvement/expansion of facilities at Telegraph Street Surgery in Cottenham to mitigate any impacts of the development. Gladman would be happy to pay a proportionate contribution in respect of this application.

4.3 An EIA screening request, pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, was submitted alongside the original planning application. This included reference to health outcomes. The Council confirmed in a letter dated 15th September 2015 that the proposals did not constitute EIA development; Gladman consider that the same conclusion should be reached in respect of the current proposals.
5 HEALTH CRITERIA

Healthy Lifestyles

5.1 This criteria relates to the provision of open space for opportunities for healthy exercise, sport and recreation, including encouragement for access to green space within 15 minutes of any home.

5.2 It is recognised that living close to green space reduces mortality; planning for green space could therefore help to reduce the inequalities of life expectancy experienced between socio-economic groups. People are more likely to walk, cycle and play in natural, attractive spaces. The overall ‘quality’ of the green space—its function, safety, accessibility, emotional and physical attractiveness with diverse and interesting natural sights is an important theme in the frequency and consistency of its use. Exposure to green spaces is good for health, can improve mental wellbeing and may stimulate more social contact, which will be beneficial to those identified vulnerable groups (Cambridgeshire & Peterborough Joint Strategic Needs Assessment- New Communities 2010). While development of this site will result in loss of greenspace, this greenspace is currently inaccessible to the public and the development will provide a range of accessible, attractive open spaces which can be utilised by new and existing residents, and in particular those groups which have been identified as potentially vulnerable.

5.3 The proposed development will provide a range of facilities to enhance the health and wellbeing of both existing residents of Cottenham and residents of the new development, and will be well linked to existing amenities within the village. The indicative Development Framework submitted with this planning application shows how the site could be developed to provide 7.4ha of additional public open space. This will include a new community woodland, which will be linked to the existing facility at Les King Wood via the existing footway along the north side of Rampton Road, a community orchard to the south-east of the site, adjacent to the existing orchards north-west of Oakington Road, and a wildflower meadow. A trim trail and informal walking route will be provided within the ecological corridor around the site’s periphery. This could have a positive impact on the health of potentially vulnerable groups as it will provide informal walking and recreational opportunities both for new and existing Cottenham residents.

5.4 The proposed development is linked to the services and facilities in the village centre via an existing direct pedestrian link with Rampton Road to the south-east of the site. Two further access points to Rampton Road for vehicular traffic, pedestrians and cyclists are indicated on the development framework plan. The plan also indicates a potential link to neighbouring development sites off Oakington Road, which would allow residents of the respective developments access to the open space on all three sites.
5.5 There are numerous existing facilities in Cottenham which will provide new residents with opportunities to undertake leisure and recreational activities. The recreation ground is situated approximately 430m from the centre of the site and can be accessed on foot or by bicycle (cycle racks are available). It provides opportunities for residents to play, walk the dog or utilise the children’s play facilities. The recreation ground is made up of three senior football pitches, a mini pitch, bowls green, pavilion, play area, a junior cricket pitch and a senior cricket pitch. A new skate park has also been recently opened at the recreation ground.

5.6 The 2013 South Cambridgeshire Recreation & Open Space Study identifies that there are six senior football teams, eight junior football teams, three cricket teams and a women’s football team utilising the above facilities. Two junior football teams also use the primary school football pitch and four colts’ cricket teams and a senior team use Cottenham Village College.

5.7 Cottenham Sports Centre is located at Cottenham Village College, which is approximately 1.2km walking/cycling distance from the centre of the site. It is open weekday evenings from 1700-2200 and weekends from 0900-1700. Facilities available include a fitness suite, sports hall with 3 badminton courts, gymnasium, dance/aerobics studio, floodlit 3G pitch, floodlit tennis/netball courts, indoor and outdoor cricket nets and grass football, rugby and cricket pitches. This provides further opportunities for residents of the new development to undertake activities to enhance their health and wellbeing.

5.8 There are also numerous informal green spaces within Cottenham which new residents will be able to utilise; for example, the village green within the Conservation Area.

5.9 Residents of the new development will also be able to take advantage of the wide range of public rights of way in the vicinity of Cottenham, including the footpath through Les King Wood north of the village, and Rampton Drift to the west of the village. There are also numerous cycle routes nearby, including a direct route into Cambridge alongside the Cambridgeshire Guided Busway, which runs along a disused rail track approximately 3.5km south-west of the village.

5.10 During the construction phase there may be some negative impacts on the healthy lifestyles of the local population through increases in noise or dust however the reports submitted with this planning application demonstrate that such effects will be temporary and insignificant. In the operational phase, while there may be additional demand placed on local GP services however Gladman have committed to paying a contribution towards the improvement/expansion of facilities at Telegraph Street Surgery to mitigate this impact.
Housing Quality

5.11 This criteria seeks to deliver high quality housing with a range of tenure mix and affordability. Aspects of the built environment such as energy efficiency, ventilation and safety features of houses have a direct impact on health. High quality building can be health promoting (Cambridgeshire and Peterborough Joint Strategic Needs Assessment New Communities 2010). This application is accompanied by a Design and Access Statement which outlines the rationale and design principles behind the site.

5.12 The appearance and layout of the site is not for determination at this stage, however the Indicative Masterplan within the Design and Access Statement demonstrates how the site can be well designed and integrate within the surrounding area and importantly the character of Cottenham.

5.13 The apartments with care (C2) will be a particular benefit in terms of providing quality assisted living for older people in the area, who have been identified as a potentially vulnerable group in this assessment. Furthermore, the development will provide good quality affordable housing, potentially reducing health inequalities by providing decent, modern homes for those with a local need.

5.14 The proposals are in accordance with Development Control Policies DPD HG/2 and HG/3 Affordable Housing with tenure mix based on emerging policy as the most up-to-date information available.

Access to Work

5.15 This criteria seeks to ensure there are opportunities for residents to access employment and training opportunities. As outlined in the accompanying Socio-Economic Report to this application, the construction phase of the proposed development will support approximately 166 full time construction jobs over the construction period. The proposals will also support 180 full time indirect jobs in associated infrastructure.

5.16 Cottenham has been identified by the Council in the emerging local plan as a Rural Centre, the most sustainable tier of the rural villages; the supporting text to Policy S/8 of the emerging plan acknowledges that such locations have good employment opportunities.

5.17 In addition to the services and facilities in the village centre (see the Sustainability Matrix at Appendix 6 of the Planning Statement for further details), which provide employment opportunities for local residents, there is an employment area to the north west of the village, c.1.7km from the development site, which is home to a number of small and medium sized enterprises. Employment at this location will be supported by the additional business created
from new residents of Cottenham and may also provide local employment for the new residents.

5.18 Furthermore, Cottenham is served by a very frequent bus service to Cambridge (every 20 minutes, see below section on Transport). Cambridge is widely recognised as a burgeoning local economy; initiatives such as the City Deal mean that the existing employment in the city will be supplemented by 45,000 new jobs across a wide range of sectors\(^1\), including high-skilled knowledge based jobs. The provision of such jobs will be accompanied by significant investment in local infrastructure in the Greater Cambridge area. Residents of the new development will be able to benefit from this additional local employment.

**Accessibility**

5.19 This criteria relates to accessibility and mobility, seeking to reduce the dependency of the car and encourage the use of public transport, walking and cycling. The criterion asks the following questions: “is the community served by frequent, reliable, cheap public transport? Are the streets pedestrian-friendly and cycle-friendly?” Transport planning can enhance health by promoting active transport, facilitating social interaction, improving access to green spaces, fresh food and other amenities. Good transport planning can also reduce the risk of injury to road users and pedestrians and minimise air pollution (Cambridgeshire and Peterborough Joint Strategic Needs Assessment- New Communities 2010).

5.20 The site is within walking and cycling distance of a number of services within Cottenham including: a primary school, secondary school, village hall, library, grocery store, sports centre, recreation ground, GP surgery, pharmacy, bakery, butchery and post office. There is a continuous, well lit footway between the proposal site and the village centre. The Sustainability Matrix submitted with this planning application outlines the services available within walking distance. Informal footpaths proposed as part of the development (see Illustrative Framework Plan) will be linked to the existing footpath at Les King Wood, which in turn is linked by footpath to the recreation ground, potentially creating an attractive walking route to the centre of the village.

5.21 There are opportunities for new and existing residents of Cottenham to cycle to Cambridge and other destinations, which will reduce dependency on vehicular modes of transport. For example, c.4km south-west of the development site along Oakington Road, National Cycle Route 51 runs along the Cambridgeshire Guided Busway into Cambridge City Centre. The busway stop at Oakington is also serviced with cycle racks, allowing residents of Cottenham

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\(^1\) [http://www.cambridgeshire.gov.uk/citydeal/info/6/home/4/about_the_greater_cambridge_city_deal/2](http://www.cambridgeshire.gov.uk/citydeal/info/6/home/4/about_the_greater_cambridge_city_deal/2)
to access Cambridge, St Ives and Huntingdon on the busway route. A contribution towards the improvement and provision of cycling infrastructure in the Cottenham area is proposed as part of this planning application; Gladman are in ongoing discussions with the county council in this regard.

5.22 Cottenham has a very frequent public transport link to Cambridge City Centre. The nearest bus stop to the development site is situated on Rampton Road by the allotments; this is served by a single daily bus service to Rampton and Cambridge, and an infrequent service to Ely. The bus stop at Manse Drive, which is approximately 500m from the centre of the development site, is served by the Citi 8 service every 20 minutes Monday-Saturday daytimes, and an hourly service Monday-Saturday evenings and Sunday daytimes.

5.23 The nearest train station to the site which is accessible by public transport is Cambridge, which is approximately 13.3km south of the site. The station offers a service every 15 minutes to London Liverpool Street with a journey time of between 48 minutes and 1 hour 10 minutes. There are also services to Birmingham, Norwich, Ipswich, Kings Lynn and Stansted Airport.

5.24 The surrounding streets are pedestrian-friendly and cycle-friendly. The street design within the development will include footways and cycleways to provide priority for pedestrians and cyclists in terms of movement and crossing points. This will help to facilitate safe and easy pedestrian and cycling movement through the development.

5.25 During the construction phase of development, local residents may notice an increase in construction traffic in the vicinity of the development site, however a Construction Management Plan will be submitted as part of future Reserved Matters applications which will ensure that noise is kept to a minimum outside of normal working hours. During the operational phase of development, there will be an increase in traffic using the local highway network however the Transport Assessment which accompanies this application demonstrates that, with adequate mitigation, there will not be a significant impact on the operation of the network and highway safety will not be compromised.

5.26 A full Transport Assessment accompanies this application.

Food Access

5.27 This criteria promotes access to food, including shops and allotments.

5.28 The application proposals incorporate a Community Orchard which will provide opportunities for local fruit growing. There are also existing allotments in close proximity to the site along Rampton Road which can potentially be utilised by new residents. It is acknowledged that
community gardening can serve as a mechanism for combating social isolation and promoting social cohesion by contributing to the development of social networks. Positive health benefits include improved access to food and increased physical activity (Cambridgeshire and Peterborough Joint Strategic Needs Assessment- New Communities 2010).

5.29 There are a number of shops in Cottenham which serve wholesome locally produced food— for example, the greengrocer’s, butcher’s and bakery. As such it is considered that Cottenham is not a ‘food desert’; indeed, new residents to the village will boost the viability of these important local businesses and ensure that good quality food remains accessible at reasonable prices.

5.30 For day-to-day grocery shopping, there is a Co-Op Superstore in Cottenham which is open 7 days a week from 07.00-22.00. There is also a recently opened Mace Express grocery store on High Street selling everyday essentials.

5.31 Larger supermarkets are located within Cambridge and are accessible by the Citi 8 bus service. Aldi, on Histon Road, is open Monday- Saturday 08.00- 22.00 and Sunday 10.00- 16.00. The Sainsbury’s supermarket in Cambridge City Centre is open Monday- Saturday 08.00- 23.30 and Sunday 11.00- 17.00. These supermarkets offer residents greater choice and opportunities to purchase fresh food and local produce.

**Crime Reduction and Community Safety**

5.32 This criteria relates to crime reduction and community safety to ensure development provides effective security and street surveillance. In regards to the layout of the Indicative Masterplan within the Design and Access Statement, public and private spaces within the Masterplan have been clearly distinguished, with development designed in perimeter blocks to create a strong sense of enclosure and space.

5.33 As explored further in the Design and Access Statement, the development will create a desirable place to live, work and play which is safe and secure. This will be achieved by the way the development is laid out and by the street, block and plot design. Buildings will be located to actively face streets and public areas in order to promote 24 hour surveillance, and to encourage safer places.

5.34 Public areas will be designed so that they are safe, easily accessible and attractive for all residents to use. A good design approach of the site is extremely important. It is imperative that there is a good surveillance of public spaces by a number of properties and buildings.
Locating windows and doors on corners, or gable ends is a key principle and occurs within the local context. Barriers, blank ends and ‘dead ends’ will be avoided.

5.35 The Indicative Masterplan demonstrates that the whole development will be paid careful attention in order to designing out crime through the layout, and promoting privacy and security. The proposals will create a pleasant living environment for new residents as well as providing a safe place to live.

5.36 The speed limit along Rampton Road, which currently changes from 30mph to national speed limit around the location of the proposed primary site access, will be lowered to 30mph from a safe distance north of the site access point. Within the development site itself, the following traffic calming measures will be used to slow vehicles down and to encourage users to drive with caution.
- Locating homes so that they are close to the street edge;
- The use of frequent street intersections;
- The narrowing of the carriageway and/or the street to create ‘pinch points’;
- Carefully restricting forward visibility through the arrangement of buildings, the building line and landscape treatment;
- The use of well-placed street trees and/or street furniture treatment.

Air Quality and Neighbourhood Amenity

5.37 This criteria seeks to promote the creation of an attractive environment and promote air quality. The site is not located within or adjacent to an Air Quality Management Area (AQMA) as such it is felt that the proposed development will not have a significant adverse effect on local air quality.

5.38 The Air Quality Assessment submitted with this planning application outlines mitigation that will be put in place to ensure that there will be no significant impact on air quality in Cottenham either in the construction phase or the operational phase.

5.39 With regards to noise, the Noise Screening Report accompanying this application identifies road traffic on Rampton Road as the dominant existing source of noise across the development site, however states that this will be adequately mitigated by the intervening residential properties along Rampton Road and the separation distance of 70m between the road and the nearest residential property. There will be no significant adverse impact on existing dwellings as a result of noise from the proposed development.

5.40 With regard to neighbour amenity, the Indicative Masterplan clearly demonstrates that the proposed housing will be set back from existing dwellings. In summary, the proposed
development would create an attractive place to live and would not as a result have an effect on local air quality or noise.

**Social Cohesion and Social Capital**

5.41 This criteria concerns social cohesion and social capital, seeking to increase opportunities for social interaction, leisure activities and local empowerment. It has been discussed that the proposal will offer a large amount of public open space, including two children’s play areas, a community woodland, community orchard within the site, and informal open space within the site. Furthermore, it is proposed that an informal walking route around the site’s periphery will incorporate a trim trail/ outdoor gym. All of these facilities will provide space for residents of the development to interact with each other and with existing residents of Cottenham who will be able to access the facilities.

5.42 Cottenham has both a Village Hall and Community Centre which organise a wide range of social events for residents of the village. For example, the village hall holds aerobics classes each Monday and Wednesday evening, and kids clubs during each weekday afternoon. The community centre is open daily from 10.00-14.00 and features a coffee shop where residents can meet and enjoy a hot or cold drink and a bite to eat. Local residents can also volunteer at the coffee shop, encouraging social cohesion. The community centre also includes function rooms where community groups are encouraged to meet on a regular basis.

5.43 Cottenham has an active calendar of social events which will be accessible to new residents of the village. The Cottenham Newsletter, which is sent to residents on a regular basis throughout the year, lists a range of events such as the Fen Edge Family Festival; new residents to the village will help to ensure that the village can continue to offer such events which make a valuable contribution to the social sustainability of the village.

5.44 There are also a number of sports clubs in the village, as outlined in the Health section above, which provide a valuable opportunity for residents to socialise with their peers.

5.45 There are therefore numerous facilities which will be accessible to those groups identified as potentially vulnerable (older people, children, those with disabilities and life limiting illnesses, deprived socioeconomic groups), both within the proposed development and the wider village, which in the operational phase of development will enhance their opportunities for social cohesion, with the related increases in health and wellbeing.
Public Services

5.46 This criteria relates to access to public services. Cottenham contains a number of local public services within walking/cycling distance of the site, including a primary school, secondary school, village hall, library, GP surgery and post office.

5.47 Other public services are easily accessible by public transport from Cottenham. The nearest dental surgery is located in Histon which is accessible via the Citi 8 frequent bus service. This service also travels to Cambridge City Centre, where a wide range of higher order public services are situated, and from where connecting services can be caught to Addenbrooke's Hospital, which is the nearest A&E department to the village. South Cambridgeshire District Council offices are situated in Cambourne, which is accessible via a change of bus in Cambridge.

5.48 It is acknowledged that there may be some additional demand upon public services in the operational phase of development, which may have an impact on those groups identified as potentially vulnerable. However the applicant is in discussions with the local authority (and relevant consultees) to ensure that any direct impact resulting from the proposed development can be adequately mitigated through S106 contributions.

Resource Minimisation

5.49 This criteria seeks to reduce waste, minimise energy use and promote recycling and waste reduction. As part of this application a Renewable Energy Statement has been submitted which outlines how the proposed development will be more energy efficient incorporating increased installation, effective air tightness and energy efficient lighting that will help to reduce energy use in the new properties.

5.50 The Waste Management Audit, which is appended to the planning statement accompanying this application, demonstrates that all those criteria relating to waste reduction and recycling can be met as part of the proposals, notwithstanding that most of these issues will be dealt with in greater detail at the Reserved Matters stage.

5.51 The Flood Risk Assessment accompanying this application analyses the feasibility of the incorporation of SuDS methods of drainage into the scheme. The proposed drainage strategy incorporates a large attenuation basin which will manage the rate of runoff on site to lower than the current greenfield runoff rate. Further SuDS methods such as permeable paving and swales and water butts are discussed but ultimately will be determined as part of a future Reserved Matters submission.
**Climate Change**

5.52 The criteria seeks to reduce greenhouses gases by reducing energy use. The Renewable Energy Statement, which can be found appended to the Planning Statement, states that renewable energy generation technology may need to be installed within the development to achieve the required CO2 emissions targets to meet the Building Regulations standards, plus the additional 10% reduction and 10% on-site energy generation targets, but this can only be developed in more detail as further design and layout information becomes available at the Reserved Matters stage.

5.53 The Flood Risk Assessment and Indicative Development Framework which accompany this application demonstrate that the SuDS attenuation basin proposed as part of the site drainage strategy is oversized by 10% to take account of climate change.
6  **ASSESSMENT OF IMPACT**

The screening table below summarises the potential positive and negative impacts of the proposed development on vulnerable groups at the construction and operational phase of development. Further to the detail provided in section 5, the table demonstrates that no significant negative impacts on health or wellbeing criteria have been identified as part of the screening process, either in the construction phase or the operational phase of development.

<table>
<thead>
<tr>
<th>Criteria</th>
<th>Construction Phase</th>
<th>Operational Phase</th>
</tr>
</thead>
<tbody>
<tr>
<td>Healthy Lifestyles</td>
<td><em>Increase in noise and dust as a result of construction works will have an insignificant impact on the amenity of neighbouring residents.</em></td>
<td><em>Considerable increase in accessible open space promoting healthy lifestyles</em></td>
</tr>
<tr>
<td>Housing Quality</td>
<td>N/A</td>
<td><em>Increase in modern, quality housing in Cottenham. Specialist provision for older people (apartments with care) &amp; poorer socioeconomic groups (affordable housing)</em></td>
</tr>
<tr>
<td>Access to Work</td>
<td><em>Construction jobs created</em></td>
<td><em>Numerous employment opportunities in Cottenham accessible on foot/ by cycle, frequent bus service to Cambridge for further job opportunities</em></td>
</tr>
<tr>
<td>Accessibility</td>
<td>N/A</td>
<td><em>The development will be easily accessible for pedestrians, cyclists and by public transport,</em></td>
</tr>
<tr>
<td>Category</td>
<td>Details</td>
<td>Status</td>
</tr>
<tr>
<td>-----------------------------------------</td>
<td>------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
<td>--------</td>
</tr>
<tr>
<td>Food Access</td>
<td>N/A</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Development will include a community orchard for residents to grow their own healthy food. In close proximity to local shops for a range of provisions and supermarkets accessible by bus.</td>
<td></td>
</tr>
<tr>
<td>Crime Reduction and Community Safety</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Reserved Matters applications to be submitted with a Construction Management Plan outlining how safety will be ensured</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Development will be designed to maximise natural surveillance helping to ensure safety of future residents</td>
<td></td>
</tr>
<tr>
<td>Air Quality and Neighbourhood Amenity</td>
<td>✓</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Increase in dust and noise during construction phase will have insignificant impact on amenity of neighbouring residents.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Development has been designed to ensure that there will be no significant impact on the amenity of existing residents or residents of the proposed development as a result of the scheme.</td>
<td></td>
</tr>
<tr>
<td>Social Cohesion and Social Capital</td>
<td>N/A</td>
<td>✓</td>
</tr>
<tr>
<td></td>
<td>Public open space and community facilities proposed as part of the development will provide opportunities for increased social cohesion for existing and new Cottenham residents</td>
<td></td>
</tr>
<tr>
<td>Public Services</td>
<td>N/A</td>
<td>✓</td>
</tr>
<tr>
<td>Resource Minimisation</td>
<td></td>
<td>Increase in usage of local services will help to ensure their viability. Any increase in usage of local public services which are at/close to capacity can be mitigated through S106 contributions.</td>
</tr>
<tr>
<td>-----------------------</td>
<td>----------------</td>
<td>--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td></td>
<td>✓</td>
<td>Construction Management Plan to be submitted alongside future Reserved Matters applications demonstrating how resources and waste will be minimised.</td>
</tr>
<tr>
<td>Climate Change</td>
<td>✓</td>
<td>Reserved Matters applications will demonstrate that the development will be sustainable in terms of maximising energy efficiency, minimising usage of resources. SUDS to be incorporated to reduce flood risk.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Construction Management Plan to be submitted alongside future Reserved Matters applications demonstrating how resources and waste will be minimised.</td>
</tr>
</tbody>
</table>
In-Combination Effects

6.1 Northstowe Development: It is considered that the proximity of the proposed development to the 10,000 home new town at Northstowe will further enhance the sustainability of the development site, in terms of providing access to a wide range of additional open space and facilities which will help to promote the health and wellbeing not just of residents of Northstowe but the wider district. As Northstowe will be largely self-sufficient, it is not considered that the residents of the new settlement will put any additional pressure on services and facilities in Cottenham. It is not considered that there will be any perceptible decrease in the amenity of existing residents of Cottenham, or residents of the proposed development, as a result of the construction of the Northstowe scheme.

6.2 A14 Improvements: In the long term it is considered that the improvements to the A14 corridor will help to enhance the sustainability of the development site, and Cottenham as a whole, in making it more accessible. While there may be some short-term inconvenience to both residents of the proposed development and Cottenham as a whole during the construction phase of the scheme, this will not have a significant impact on the health or wellbeing of those residents.

6.3 Endurance Estates Development: Should both the applicant’s proposed development and the Endurance Estates development off Oakington Road be permitted, a total of up to 250 dwellings, plus up to 70 apartments with care, could be built in Cottenham. It is noted from the documents submitted to support the Endurance Estates application that the scheme illustratively includes a central area of green space which could accommodate a LAP or LEAP; if permitted these areas of open space will complement those to be delivered as part of this application, contributing to the sustainability of Cottenham and the health and wellbeing of its residents, both new and existing, and those groups identified as potentially vulnerable. It is possible that the construction phase of both developments will coincide; however should this be the case it is considered that there will not be an unacceptable impact upon the amenity of existing residents as a result of noise or air pollution.
7 CONCLUSION & RECOMMENDATIONS

7.1 This Health Impact Assessment has demonstrated that the proposed development encourages and promotes the following criteria:

- Healthy lifestyles
- Housing quality
- Access to work
- Accessibility
- Food access
- Crime Reduction and Community Safety
- Air Quality and Neighbourhood Amenity
- Social Cohesion and Social Capital
- Public Services
- Resource Minimisation
- Climate Change

7.2 In light of the above, it is concluded that the proposals will provide opportunities to improve the health and wellbeing of those vulnerable groups within Cottenham identified in section 3 of this report.

7.3 The proposed development will make an overall positive contribution to the health and wellbeing of both existing residents of Cottenham and residents of the new development, at both the construction phase and the operational phase of development. The scheme will provide over 7ha of additional open space on a site which is currently not accessible to the public. This will take the form of a community woodland, community orchard, two children’s play areas, informal open space and a trim trail, all of which provide opportunities for residents to undertake activities to enhance their physical and mental wellbeing. New residents will also be able to take advantage of existing facilities within the village.

7.4 The following recommendations are made which will ensure that the positive health and wellbeing outcomes identified above are achieved:

- At reserved matters stage, Construction Management Plan to be submitted to ensure that potentially vulnerable groups among the existing population of Cottenham are not negatively impacted in terms of their health and wellbeing during the construction phase.

- The applicant and the council should enter into a Section 106 agreement to ensure that any additional demand on local services and facilities as a result of the proposed development is adequately mitigated.
Health and wellbeing is an important factor in the overall planning balance, particularly with regard to the *social* strand of sustainability. The health benefits which will result from the proposed scheme, as outlined in this report, should be afforded considerable weight in the determination of this planning application. There are no significant negative impacts on health or wellbeing in the construction or operational phase which have not been adequately mitigated. The proposed development will make an overall positive contribution to health and wellbeing.
APPENDIX 10

South Cambridgeshire Analysis of Need- Housing for Older People
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Cambridgeshire / South Cambridgeshire

Data settings

<table>
<thead>
<tr>
<th></th>
<th>Housing Demand (units per 1,000 75+)</th>
<th>Current Market Split Rent (%)</th>
<th>Current Market Split Sale (%)</th>
<th>2030 Market Split Rent (%)</th>
<th>2030 Market Split Sale (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sheltered Housing</td>
<td>125</td>
<td>84%</td>
<td>16%</td>
<td>84%</td>
<td>16%</td>
</tr>
<tr>
<td>Enhanced Sheltered Housing</td>
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<td>44%</td>
<td>56%</td>
<td>44%</td>
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<tr>
<td>Extra Care - 24/7 support</td>
<td>25</td>
<td>100%</td>
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<td>100%</td>
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<tr>
<td>Residential Care</td>
<td>65</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Nursing Care</td>
<td>45</td>
<td></td>
<td></td>
<td></td>
<td></td>
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</tbody>
</table>

This section enables you to adjust any of the model assumptions that have been used to calculate the data tables. To change any of these assumptions, click on the + / - buttons or enter the desired value in the relevant boxes. You can use the reset buttons to reset these back to the preset assumptions stored.

The sources of the preset assumptions for each section are as follows:

*Housing Demand* is the number of units required per 1,000 of the population aged 75+. These are preset with prevalence rates from "More Choice, Greater Voice".

*Current Market Split* is the proportion of the supply in the area that is split between rent and leasehold. These are preset based on the supply data from Elderly Accommodation Counsel, national housing database 2014. All properties are allocated to the scheme's dominant tenure.

*Future Market Split* is the estimate proportion of future supply that may be required by 2035. These are preset to the current market values from the section above. It is recommended that these figures are adjusted based on local knowledge / policy to take into account the increased number of owner occupiers across the country. (click below on Future market split for more guidance)

More information

- Data settings
- Commissioning strategies
- Future market split
### Current Needs

<table>
<thead>
<tr>
<th>Service</th>
<th>Demand</th>
<th>Supply</th>
<th>Variance</th>
<th>% Variance</th>
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<tr>
<td><strong>Sheltered Housing</strong></td>
<td>1,613</td>
<td>1,816</td>
<td>204</td>
<td>13%</td>
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<td>Sheltered Housing: Rent</td>
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<td>1,521</td>
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<td>295</td>
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<td>258</td>
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<td>-258</td>
<td>-100%</td>
</tr>
<tr>
<td>Enhanced Sheltered: Rent</td>
<td>144</td>
<td>0</td>
<td>-144</td>
<td>-100%</td>
</tr>
<tr>
<td>Enhanced Sheltered: Lease</td>
<td>114</td>
<td>0</td>
<td>-114</td>
<td>-100%</td>
</tr>
<tr>
<td><strong>Extra Care</strong></td>
<td>323</td>
<td>105</td>
<td>-217</td>
<td>-67%</td>
</tr>
<tr>
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<tr>
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<tr>
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</tr>
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## Estimated Future Needs

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<th>2014</th>
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<th>2035</th>
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<tbody>
<tr>
<td>% increase from 2014</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
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<td>268</td>
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<td>404</td>
<td>458</td>
<td>514</td>
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<tr>
<td><strong>Enhanced Sheltered</strong></td>
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<td>268</td>
<td>318</td>
<td>404</td>
<td>458</td>
<td>514</td>
</tr>
<tr>
<td>Enhanced Sheltered: Rent</td>
<td>144</td>
<td>150</td>
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<td>Enhanced Sheltered: Lease</td>
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<td>118</td>
<td>140</td>
<td>178</td>
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<tr>
<td><strong>Extra Care</strong></td>
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<td>335</td>
<td>398</td>
<td>505</td>
<td>573</td>
<td>643</td>
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<tr>
<td>Extra Care: Rent</td>
<td>323</td>
<td>335</td>
<td>398</td>
<td>505</td>
<td>573</td>
<td>643</td>
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<tr>
<td>Extra Care: Lease</td>
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<td>0</td>
<td>0</td>
<td>0</td>
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<td>0</td>
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<tr>
<td><strong>Registered Care</strong></td>
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<td>1,749</td>
<td>2,222</td>
<td>2,519</td>
<td>2,827</td>
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<td>1,034</td>
<td>1,313</td>
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<td>1,671</td>
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<td>Nursing Care</td>
<td>581</td>
<td>603</td>
<td>716</td>
<td>909</td>
<td>1,031</td>
<td>1,157</td>
</tr>
</tbody>
</table>
Older People Living Alone

This information has not been updated with data from ONS release May 2014.

Older People Living Alone: Total

<table>
<thead>
<tr>
<th>Year</th>
<th>People 75+</th>
<th>% Increase from 2014</th>
</tr>
</thead>
<tbody>
<tr>
<td>2014</td>
<td>6,201</td>
<td>-</td>
</tr>
<tr>
<td>2015</td>
<td>6,425</td>
<td>4%</td>
</tr>
<tr>
<td>2020</td>
<td>7,694</td>
<td>24%</td>
</tr>
<tr>
<td>2025</td>
<td>9,655</td>
<td>56%</td>
</tr>
<tr>
<td>2030</td>
<td>10,883</td>
<td>76%</td>
</tr>
</tbody>
</table>

www.housinglin.org.uk/SHOPAT
Tenure of Older People

<table>
<thead>
<tr>
<th>Housing Type</th>
<th>People 65-74</th>
<th>People 75-84</th>
<th>People 85+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owned</td>
<td>79%</td>
<td>69%</td>
<td>61%</td>
</tr>
<tr>
<td>Council Rented</td>
<td>15%</td>
<td>21%</td>
<td>22%</td>
</tr>
<tr>
<td>Other Social Rented</td>
<td>2%</td>
<td>3%</td>
<td>3%</td>
</tr>
<tr>
<td>Private Rented</td>
<td>4%</td>
<td>7%</td>
<td>13%</td>
</tr>
</tbody>
</table>
Appendix

Current Needs

This section shows the estimated number of older people aged 75+ who are likely to require specialist housing or registered care (demand) against the current number of units available in each area (supply).

The data for demand is calculated by applying the prevalence rates (as shown in the data settings) to the 2012 population aged 75+. The population data used is from the May 2014 Office for National Statistics (ONS) sub-national population projections.

The data for supply is the current number of specialist housing and registered care beds from Elderly Accommodation Counsel, national housing database 2014. EAC's classifications are as follows:

- **Sheltered housing**: Schemes / properties are included where some form of scheme manager (warden) service is provided on site on a regular basis but where no registered personal care is provided. A regularly visiting scheme manager service may qualify as long as s/he is available to all residents when on site. An on-call-only service does not qualify a scheme to be included in sheltered stats. In most cases schemes will also include traditional shared facilities - a residents' lounge and possibly laundry and garden.

- **Enhanced sheltered housing**: Schemes / properties are included where service provision is higher than for sheltered housing but below extra care level. Typically there may be 24/7 staffing cover, at least one daily meal will be provided and there may be additional shared facilities.

- **Extra care housing**: Schemes / properties are included where care (registered personal care) is available on site 24/7.

- **Residential care**: Where a care homes is registered to provide residential (personal) care only, all beds are allocated to residential care.

- **Nursing care**: Where a care homes is registered to provide nursing care all beds are allocated to nursing care, although in practice not all residents might be in need of or receiving nursing care.

More information

- • Current needs

Estimated Future Needs

This section is a key component for organisations working on their Market Position Statements (MPSs), planning submissions and analysis of future housing and care needs of older people. It shows the estimated number of older people aged 75+ who are likely to require specialist housing or registered care in future years, from 2014 - 2035.

**Adjusting the Future market split:**

The housing market split for rental and leasehold sectors for 2035 is set at the same percentage as the current level. It is accepted that the percentage of leasehold will increase in the future and this change will vary depending on whether the market is attractive to leasehold sales, i.e. areas of affluence will see a higher % increase in leaseholds by 2035.

There are no definitive figures for 2035 but one proposed suggestion is linked to the assumptions in "Housing in later life - planning ahead for specialist housing for older people" toolkit published in December 2012. It is suggested that users of SHOP@ consider the options on the attached chart and look at the results from scenarios using different percentages.
<table>
<thead>
<tr>
<th></th>
<th>More deprived locality</th>
<th>More affluent locality</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Rented</td>
<td>Leashold</td>
</tr>
<tr>
<td>Sheltered</td>
<td>50</td>
<td>50</td>
</tr>
<tr>
<td>Enhanced Sheltered</td>
<td>67</td>
<td>33</td>
</tr>
<tr>
<td>Extra Care</td>
<td>50</td>
<td>50</td>
</tr>
</tbody>
</table>

For more information on developing an MPS, go back to the Housing LIN/ADASS Strategic Housing for Older People Resource Pack, "Planning, designing and delivering housing that older people want" published in December 2011.

More information

- Estimated future needs

Older People Living Alone

This section shows the current and future estimated number of older people aged 75+ who are living alone. This section also contains an option for showing the number of older people who are living alone with a long-term illness.

This information is from POPPI (Projecting Older People Population Information.) Figures are taken from the General Household Survey 2007 table 3.4, Percentage of men and women living alone by age, ONS.

The information has not been updated in the new SHOP@ release and therefore the figures should be treated with caution.

More information

- Older people living alone

Tenure of Older People

This section shows the proportion of older people who are in different tenure types.

This information is from POPPI (Projecting Older People Population Information.) Figures are taken from ONS 2001 census, standard tables, table S017 tenure and age by general health and limiting long-term illness. The terms used to describe tenure are as follows:

Owned: either owned outright, owned with a mortgage or loan, or paying part rent and part mortgage (shared ownership).

Other social rented: includes rented from Registered Social Landlord, Housing association, Housing Co-operative and Charitable Trust.

Private rented: renting from a private landlord or letting agency, employer of a household member, or relative or friend of a household member or other person.

This information has not been updated in the latest SHOP@ release and therefore the figures should be treated with caution.

More information
Tenure of older people

Disclaimer

The information provided within this tool is drawn from national and sub national statistics and calculates future need based on assumptions in publicly available national reports. Further assessment and investigation may be required to consider specific local conditions and opportunities. Any interpretation of the data will be solely the responsibility of the user organisation with no responsibility or liability attached to the authors of this analysis tool.