

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

23 March 2017

**AUTHOR/S:** Planning and New Communities Director

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**Application Number:** S/1818/15/OL (APP/W0530/W/16/3151609)

**Parish(es):** Cottenham

**Proposal:** 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.

**Site address:** Land Off Rampton Road

**Applicant(s):** Gladman Developments Limited

**Recommendation:** Delegated Authority to officers to submit a 'Statement of Common Ground' to the Inspectorate which does not defend the reasons for refusal on application S/1818/15/OL, subject to the agreement on additional drawings relating to transport, landscaping and a mitigation package .

### Considerations

1. This application was refused by Planning Committee on the 18 May 2016 and is the subject of an appeal. The appeal hearing is scheduled for the 5 April, 2017. The application was refused for the following reasons:
2.
  - a) "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."
3.
  - b) 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.

## Highways

4. Since this application was refused the applicant has submitted a revised application S/1411/16/OL which now addresses highway concerns regarding traffic generation from the site and the safe operation of the Oakington/Rampton Road Junction.
5. As the drawings associated with S/1411/16/OL were submitted to the Planning Inspector, on the basis of the advice received from the Local Highways Authority, there would be no highways reasons to object to the proposal. The applicant has provided evidence demonstrating the worst case in terms of dwelling numbers for the applications (S/1411/16/OL and S/1818/15/OL). The proposals have been tested and the difference in trip generation is not considered significant:
6. The below shows that the difference in vehicular trips between the two housing numbers does not result in a material difference in trip generation.

Dwellings	<b>200</b>		
	Arrivals	Departures	Two-Way
AM	35	87	121
PM	79	47	126

Dwellings	<b>225</b>		
	Arrivals	Departures	Two-Way
AM	39	97	137
PM	89	53	142

<b>Difference 225 dwellings minus 200</b>			
	Arrivals	Departures	Two-Way
AM	4	10	16
PM	10	6	16

7. Therefore, with appropriate mitigation measures being secured the application are now considered to be acceptable. The proposed mitigation is as follows:
8.
  - the submission of a travel plan for each use on the site, improvements to the roundabout at the junction of Rampton Road and Oakington Road,
  - improvements to the pedestrian and cycle facilities on Rampton Road between the development site and south of Oakington Road,
  - the installation of a bus shelter to the bus stop on Lambs Lane,
  - the widening of the footway on the east side of the B1049 within the 30 miles per hour zone between the junctions of the B1049 with Dunstal Field and Appletree Close to enable shared use walking and cycling,
  - the provision of a crossing facility (toucan) on Rampton Road and the installation of cycle parking on Cottenham High Street at locations to be agreed with the Parish Council.
  - The development also requires a Section 106 agreement to secure a

contribution of £27,000 to the County Council towards the installation of Real Time Passenger Information at the bus stop on Lambs Lane,

- a contribution of £7,000 to the Parish Council towards the maintenance of the bus stop on Lambs Lane,
- a contribution of £38,661.70 to the Parish Council towards the maintenance of the crossing facility on Rampton Road,
- a contribution of £9,620 to the County Council towards the local highway improvement scheme at The Green in Histon and;
- a contribution of £6,000 to the County Council towards a local highway improvement scheme at the junction of water lane and Oakington Road junction in Oakington.

9. It should be noted that the mitigation packages sought are the same for both. The appeal and the applications due to the minimal differences in impact on the strategic highway network and have been agreed with the appellant

### **Landscaping**

10. The applicant has submitted to the Local Planning Authority, improved landscaping on the revised application S/1411/16/OL. These new proposals enhance landscaping on the edges of the development and the reorganised parameter plans show a reduction of the height of structures in the key locations which provides an overall enhancement in the landscape quality of the site. A substantial buffer zone would be provided along the south western boundary, south eastern boundary, along the edge of the development and adjacent to the open space along the central ridge. This is a significant improvement from the earlier submitted scheme and is considered to be acceptable subject to the appropriate landscaping conditions.
11. The Landscape Officer has no objection and comments that the applicant has considered the previous reasons for refusal and the new proposals would be less harmful in landscape and visual terms than the previously refused application. Inevitably, the proposal would still result in some harm to the rural open landscape character and setting of the village. The effects upon the Rampton Road frontage would be increased by development extending further north than the existing development. The landscape structure as indicated on the amended development framework plan could, if appropriately managed in the long term, provide some mitigation and reduce the level of landscape and visual harm albeit the landscape character and appearance of this part of the settlement would be markedly altered. Requires conditions in relation to an amended parameter plan with full landscape details, detailed existing and proposed level and contour information of any landform.
12. As the enhanced landscaping drawings associated with S/1411/16/OL were submitted to the Planning Inspector there would be little ground for the Local Planning Authority to object to the proposal. Therefore, it would be difficult to defend the landscaping reason for refusal.

### **Conclusion**

13. The reports seeks to ask Member provide clear guidance for officers who will be defending this appeal S/1818/15/OL, where the reasons for refusal have been addressed through negotiations on the further planning application S/1411/16/OL. The evidence provided within that process overcomes both the highways and landscaping reasons for refusal and the impact of the development can be mitigated through an appropriate conditions and a Section 106 legal package. Notwithstanding that the appeal proposal is for a higher number of units than the planning application

S/1411/16/OL, officers consider that the appeal submission does not result in a materially greater impact in terms of highway safety or landscape impact.

### **Recommendation**

14.

It is recommended that the Planning Committee grants officers delegated powers to agree a 'Statement of Common Ground' on the appeal App/W/0530/W/16/3151609, which does not defend the Highway and Landscaping reason for refusal. Subject to the agreement on additional drawings relating to transport, landscaping and a mitigation package.

### **Background Papers:**

The following list contains links to the documents on the Council's website and / or an indication as to where hard copies can be inspected.

- South Cambridgeshire Local Development Framework Development Control Policies DPD 2007
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- South Cambridgeshire Local Plan Submission 2014
- Planning File References: S/1411/16/OL, S/1818/15/OL

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