

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

1 February 2017

AUTHOR/S: Head of Development Management

Application Number:	S/1411/16/OL
Parish(es):	Cottenham
Proposal:	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.
Site address:	Land Off Rampton Road
Applicant(s):	Gladman Developments Limited
Recommendation:	Delegated Approval
Key material considerations:	Housing Land Supply Principle of Development Character and Appearance of the Area Density Housing Mix Affordable Housing Developer Contributions Design Considerations Trees and Landscaping Biodiversity Highway Safety and Sustainable Travel Flood Risk Neighbour Amenity Heritage Assets
Committee Site Visit:	Yes
Departure Application:	Yes
Presenting Officer:	Karen Pell-Coggins, Principal Planning Officer
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Cottenham Parish Council
Date by which decision due:	3 February 2017 (Extension of Time agreed)

Update to Report

Consultation

Update to paragraph 4- executive Summary

1. The development would have some landscape impact to the rural open landscape character and setting of the village.

Update to paragraph 18 - Consultation

2. **Landscape Consultant** – Comments that the 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 changes. Also requests and the Section 106 legal agreement to secure advance planting on the north western and south western boundaries and a landscape and ecological management plan for all areas of land outside private gardens.

Update to paragraph 124 - Planning Assessment

3. The development to the north of the existing extent of development along Rampton Road is considered to be restricted and well related to the built-up area. The use of this land for dwellings would result in the reduction in the extent of development that would project into the open countryside to the south west. The landscape buffer to the south west boundary and along the ridge would provide increased screening and containment that would assist with breaking down the blocks of development on the elevated plateau. The development is therefore, on balance, considered to result in limited harm to the rural open landscape character and setting of the village.

Update to paragraph 178 - Conditions

4. The following additional conditions and planning obligations are required: -

Conditions

a) A Design Code and parameter plan with full landscape details shall be provided with the submission of any reserved matters application.

(Reason - To ensure that the appearance of the site does not detract from the character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

b) No development shall take place until details of the existing and proposed levels and contour information of any landform changes including the drainage basin has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

(Reason - To ensure that the appearance of the site does not detract from the

character of the area in accordance with Policy DP/2 of the adopted Local Development Framework 2007.)

Section 106

- a) Advance planting along north western and south western boundaries and landscape and ecological management plan for all areas of land outside private
- gardens

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, S/1952/15/OL, S/1606/16/OL and S/2876/16/OL

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