

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO:	Planning Committee	13 November 2019
AUTHOR/S:	Joint Director of Planning and Economic Development	

Application Number:	S/2501/19/RM	
Parish(es):	Linton	
Proposal:	Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/1963/15/OL for residential development for up to 55 dwellings with landscape buffer and new vehicular access from Bartlow Road	
Site address:	Land to the North and South of Bartlow Road	
Applicant(s):	Abbey Developments Ltd.	
Recommendation:	Approval	
Key material considerations:	Housing Density Affordable Housing Provision Housing Mix The Reserved Matters; Layout Scale Appearance Landscape	
Committee Site Visit:	Yes	
Departure Application:	No	
Presenting Officer:	Rebecca Ward, Principal Planner	
Application brought to Committee because:	The officer recommendation of approval conflicts with the recommendation of Linton Parish Council.	
Date by which decision due:	16 November 2019	

Update to Report

1. Update to paragraph 10 - Landscape Officer

The following comments were made on the first submission of the plans. No comments have been received on the amendments to the landscape scheme:

- There is new information on the extent of retaining walls needed within plots, not shown on previous drawings, and the effect that this will have on visible boundary fences and walls, often 2.8 - 4.0 m tall. Changes to the layout and

additional planting of large trees are needed to reduce the 'terraced' impacts

- The revised drainage system places areas of underground storage crates and soakaways under areas of woodland planting and play equipment. There are issues with drainage serving several properties and an adopted street going to crates and soakaways in private gardens.
- The new northern POS need to be amended
- The planting in the southern area now responds to an 'access to future development' across the site. Also, the general planting scheme has been in existence for so long that the existing tree stock requires re-assessment - existing tree cover near the river will not allow for additional planting.

2. **Update to paragraph 15 - Affordable Housing Officer**

We are pleased that the concerns highlighted in our response dated 8th August 2018 regarding Mix and size of dwellings and clustering of the affordable housing, have been addressed. The proposed affordable housing mix is in accordance with housing need and has been agreed with the developer. The distribution and layout of the affordable housing has been amended to ensure that there is better integration of the tenures through smaller clusters of the affordable housing and that it is not all situated in one location on the site.

3. **Other points of clarification**

- Paragraph 100 of the report refers to plot 40, it should in fact refer to plot 49.
- Paragraph 101 should refer to plots 10-13 not plots 10-12.
- Paragraph 111 to be deleted. Plot 35 does not have a garage in this application.

4. **Planning Assessment**

Trees/Landscape

An amended scheme to consider the existing planting stock is not considered necessary given that the previous one was carried out during the outline stage (approx. 2-3 years ago). In addition, the landscape scheme on the reserved matters application has considered existing trees/hedgerows on the site and adjustments have been made to this Reserved Matters where necessary (as below).

To address the comments of the Councils Landscape Officer the applicant made the following amendments to the scheme:

- The open space to the south has less scrub planting in the centre, allowing for more meadow space;
- Ornamental plants to the south of this open space have been removed;
- Hedgerow planting is now proposed to the frontage of plots 32 & 33;
- Woodland planting is now a minimum of 3m wide;
- Benches and bins are in more suitable locations and have either trees or planting behind;
- South of plot 34 is now fully planted;
- Addition of 7 semi-mature trees in the requested locations;

- The 'link to adjacent development' is now shown to be planted with wildflowers;
- South of plot 27 now contains a decorative shrub mix;
- Additional tree planting by the pumping station, taking into consideration the easement and underground drainage constraints
- Tree planting south of plots 14-16 is less formal and the hedge has been omitted;
- Reduced the tree and scrub planting along the riverside, the trees and wildflower are also shown to be at a 6m offset from the river;
- Removal of singular shrubs or Cornus and Sambuca species.
- Drainage and landscape consultants have reviewed the location of trees and soakaway crates and made the necessary adjustments to ensure that there is no overlap between these features.

Officers consider the amendments have overcome the concerns of the Landscape Officer. The landscape scheme is considered to of high quality that integrates the development in with the surroundings supporting biodiversity, recreation and sustainable drainage features and would therefore comply with policy HQ/1 of the Local Plan.

3. **Recommendation – Amendment (paragraph 11)**

Approval

Background Papers:

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

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/2501/19/RM and S/1963/15/OL

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