

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

12 February 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/2549/19/RM / Reserved Matters

Parish(es): Cottenham

Proposal: Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2413/17/OL as varied by Section 73 application S/4116/18/VC for the erection of up to 200 residential dwellings (including 40% affordable housing), 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.

Site address: Land Off Rampton Road

Applicant(s): Redrow Homes

Recommendation: Approval

Key material considerations: Housing Density
Affordable Housing Provision
Housing Mix
Character and appearance of the area
Residential Space Standards
Trees & Landscape
Heritage Assets
Flood Risk
Highway Safety
Neighbour Amenity
Biodiversity

Committee Site Visit: Yes, 11 February 2020

Departure Application: No

Presenting Officer: Katie Christodoulides, Principal Planning Officer

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

Date by which decision due: 14 February 2020 (extension of time agreed)

Update to Consultation Section

20. **Ecology Officer-** Satisfied that all issues regarding ecological enhancements have now been dealt with. Requires no further amendments and can recommend that the application moves towards determination without Ecology and Biodiversity being of further material concern.

24. **Landscape Officer-** Revised Comments: Drainage comments still apply

Drawings and reports reviewed within the application: Proposed pond sections 140-0001 S2-P02, Proposed drainage layout sheet 1 102-0001 S2-P09, Proposed adoptable drainage construction details sheet 3 140-0004 S2-P02, Surface finishes 1913/P/10.05 Rev G, Site layout 1913/P/10.02 Rev G Cycles Plan 1913/P/10.07 Rev B Boundary Treatment Plan 1913 / P / 10.03 Rev G Tree pit detail overview plan 6903.TPD.ASP6.0, Tree pit detail 2 of 3 6903.TPD.ASP6.1, Tree pit detail 3 of 4 6903.TPD.ASP6.2, Tree pit detail 4 of 4 6903.TPD.ASP6.3 Specification for landscape and horticultural works Planting plan 1 of 11 6903.PP.ASP4.1 Rev D, Planting plan 2 of 11 6903.PP.ASP4.2 Rev D, Planting plan 4 of 11 6903.PP.ASP4.4 Rev D, Planting plan 7 of 11 6903.PP.ASP4.7 Rev D, Planting plan 8 of 11 6903.PP.ASP4.8 Rev D

Access – No comment Layout – Approval

Boundary treatment – Comments have been addressed.

Drainage - Proposed adoptable drainage construction details sheet 3 140-0004 S2-P02 – Disappointing drainage details which are more akin to urban settlements.

Applicant to revisit and provided details which reflect the local rural landscape characteristics. Drawings Proposed drainage layout Sheet 1 & 2 and Surface finishes 1913/P/10.05 Rev F conflict with permeable surface treatment. Applicant to confirm.

LAP & LEAP – Comments have been addressed.

Scale – No comment

Appearance – No comment

Landscaping Hard surfacing – Approval

Soft landscaping – Approval

Planting plan 1 of 11 6903.PP.ASP4.1 Rev D - Comments have been addressed.

Planting plan 2 of 11 6903.PP.ASP4.2 Rev D - Comments have been addressed.

Landscape management plan - Comments have been addressed.

25. **Local Highways Authority-** The Local Highway Authority will not seek to adopt the proposed development until the required information has been submitted and approved by the Local Highway Authority the proposed basin's will need to be managed by Anglian Water Services, the Parish Council or another body with a successor. The Highway Authority will not accept the use of a Management Company to maintain apparatus that directly relates to the drainage of highway surface water.

Please request that the applicant contact: Trevor Nicoll Email address:

Trevor.Nicoll@scambs.gov.uk in respect to the information that will need to be incorporated within the submitted information with regards to the size of the refuse vehicle please provide a swept path analysis prior to determination of the application

Recommends conditions in regard to future management and maintenance of the proposed streets within the development, the access being that no falls and levels result in water draining onto the highway, the accesses being of a bound material, 2.0 x 2.0 visibility splays and a traffic management plan.

33. **Urban Design Officer-** Supportive of the scheme subject to minor changes being made. A greater separation should be provided between the building and boundary fence of Plots 165 and 186 to the northeast to lessen the perceived impact of overlooking between these two dwellings and the care home, in order to reduce the visual impact a large focal tree to the terminating vista will break up the three parking courts. Plots 72-80 should be moved two metres further to the southeast to create a more intimate play space which will slow down traffic as the road appears narrower and create a gently curved road that has less rigid appearance. The trees located to the south west of the LEAP should be repositioned in a more informal manner and details of how the proposal need the minimum amenity standards as set out in the Council's District Design Guide is required.

Following amended plans, supports the application and agrees with the conditions.

Update to Character and Appearance of the Area Section

53. Cottenham Village Design Statement, Section 4 Landscape and Wildlife states that new developments on the village edge should be given high priority to landscape design and management of light pollution, to protect and enhance the external view of the village.

Section 5 Settlement, states that new developments need to be integrated with the village and form part of a linked overall pattern through a network of routes between homes, schools and shops, protect existing views, create vistas into and within the newly developed area.

Section 6 Open Space states that new developments and community initiatives can add to the provision of open spaces in different way. This can be through creation of linear transitional spaces, allow for informal recreation and meeting spaces, provide well-planned and furnished playgrounds, create and plant incidental open spaces and landscape and plant car parking areas.

Section 7 Buildings, Building Guidelines B/6 states that new developments should acknowledge their Cottenham context and avoid pattern-book designs. Developments can maintain and strengthen the visual cohesion of the village and help to renew the specific architectural traditions of Cottenham. This can be done through respect to local characteristics, local building forms and proportions, use of good quality materials, reference to locally distinctive details.

The proposed design of the development is considered to fulfil the design principles in the Cottenham Village Design Statement by contributing positively to the quality of the landscape and enjoyment of the environment, retaining the landscape character and to benefit the wildlife within the village, create vistas into and within the newly developed areas, extend the community woods and create community orchards and acknowledging Cottenham context, referencing local building forms and proportion.

Update to Trees/Landscaping

72. The Tree and Landscape Officer is satisfied that the landscaping matters have been resolved and therefore a condition is not recommended. The Landscape Officer in their comments raised concern regarding the urban design and character of the proposed drainage details. A condition shall therefore be recommended to require details to landscaping to reduce the visual impact of the pond headwall details.

Update to Flood Risk Section

77. The proposed main drainage will be adopted by Anglian Water under a Section 104 Agreement, until this is adopted, Redrow will be responsible for maintenance. Future maintenance of the attenuation pond and swales will be carried out by a management company with Redrow responsible until handover.

Update to Biodiversity Section

93. The Ecology Officer is satisfied that all issues regarding ecological enhancements have been dealt with and therefore a condition is not recommended.

Update to Recommendation Section

110. Officers recommend that the Committee approves the application, with the planning conditions and informatives set out below, with the final wording of any amendments to these to be agreed in consultation with the Chair and Vice Chair prior to the issuing of planning permission:

Conditions

- (a) The development hereby permitted shall be carried out in accordance with the following approved plans: 1913 / P / 10.01, 1913 / P / 10.02 Rev G, 1913 / P / 10.03 Rev G, 1913 / P / 10.04 Rev G, 1913 / P / 10.05 Rev G, 1913 / P / 10.06 Rev D, 1913 / P / 10.07 Rev B, 1913/P/20.01, 1913/P/20.02, 1913/P/20.11, 1913/P/20.12, 1913/P/20.21, 1913/P/20.22, 1913/P/20.31, 1913/P/20.32, 1913/P/20.41, 1913/P/20.42, 1913/P/20.51, 1913/P/20.52, 1913/P/20.61, 1913/P/20.62, 1913/P/20.63, 1913/P/20.71, 1913/P/20.72, 1913/P/20.81, 1913/P/20.82, 1913/P/20.83, 1913/P/20.91, 1913/P/20.92, 1913/P/20.101, 1913/P/20.102, 1913/P/20.103, 1913/P/20.111, 1913/P/20.112, 1913/P/20.113, 1913/P/30.01, 1913/P/30.02, 1913/P/30.03, 1913/P/40.01, 1913/P/40.02, 1913/P/40.03, 1913/P/40.04, 1913/P/50.01, 1913/P/50.02, 1913/P/50.03, 1913/P/20.04, 6903.PP.ASP4.0 Rev D, 6903.PP.ASP4.1 Rev D, 6903.PP.ASP4.2 Rev D, 6903.PP.ASP4.3 Rev D, 6903.PP.ASP4.4 Rev D, 6903.PP.ASP4.5 Rev D, 6903.PP.ASP 4.6 Rev D, 6903.PP.ASP 4.7 Rev D, 6903.PP.ASP 4.8 Rev D, 6903.PP.ASP 4.9 Rev D, 6903.PP.ASP4.10 Rev D, 6903.PP.ASP4.11 Rev D, 6903.TPD.ASP6.0, 6903.TPD.ASP6.1, 6903.TPD.ASP6.2, 6903.TPD.ASP6.3, 190335-RGL-ZZ-XX-DR-D-101-0001, 90335-RGL-ZZ-XX-DR-D-101-0002, 190335-RGL-ZZ-XX-DR-D-120-0001, 190335-RGL-ZZ-XX-DR-D-120-0002, 190335-RGL-ZZ-XX-DR-D-120-0012, 190335-RGL-ZZ-XX-DR-D-140-0001, 6903.PSD.ASP5.0, 6903.PSD.ASP5.1, 190335-RGL-ZZ-XX-DR-D-101-0011, 190335-RGL-ZZ-XX-DR-D-101-0012, 190335-RGL-ZZ-XX-DR-D-101-0013, 190335-RGL-ZZ-XX-DR-D-101-0014, 190335-RGL-ZZ-XX-DR-D-101-0015, 190335-RGL-ZZ-XX-DR-D-101-0016, 190335-RGL-ZZ-XX-DR-D-101-0017 & 190335-RGL-ZZ-XX-DR-D-101-0018.
(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990).
- (b) All accesses including driveways shall be constructed using a bound material and so that their falls and levels are such that no private water from the site drains across or onto the adopted public highway.
(Reason: For the safe and effective operation of the public highway in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan.)

- (c) No dwelling shall be occupied until a scheme for the provision of a shared footway/cycleway from the community orchard within the site to connect to the boundary of the adjacent development to the south east as shown on site layout plan 1913/P/10.02 Rev F has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development.
(Reason – To ensure permeability between the developments in accordance with Policy HQ/1 of the South Cambridgeshire Local Plan 2018).
- (d) No development above slab level shall take place until details of the pumping station and sub station have been submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of the development.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (e) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no development within Schedule 2, Part 1, Classes A, B, C, D, E and F and Part 2, Class A of the Order shall take place unless expressly authorised by planning permission granted by the Local Planning Authority in that behalf.
(Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (f) No development above slab level shall take place until details of the materials for the trim trail have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
(Reason - To ensure the appearance of the development is satisfactory in accordance with Policy HQ/1 of the adopted Local Plan 2018.)
- (g) Prior to occupation of any development, details of soft landscaping to the proposed adoptable drainage construction details comprising the pond headwall and brook outfall shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details prior to the occupation of any part of the development.
(Reason – To safeguard the character and appearance of the area in accordance with Policy HQ/1 of the adopted Local Plan 2018.)

Informatives

- (a) **Anglian Water Assets Affected**
Anglian Water has assets close to or crossing this site or there are assets subject to an adoption agreement. Therefore the site layout should take this into account and accommodate those assets within either prospectively adoptable highways or public open space. If this is not practicable then the sewers will need to be diverted at the developers cost under Section 185 of the Water Industry Act 1991. or, in the case of apparatus under an adoption agreement, liaise with the owners of the apparatus. It should be noted that the diversion works should normally be completed before development can commence.

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/2413/17/OL

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