



THIS CONSULTATION IS NOW COMPLETE

<b>Reference Number:</b>	S/0117/18/OL
<b>Proposal:</b>	Outline application for 32no. dwellings together with a new access, infrastructure and landscaping
<b>Site Address:</b>	Land south of Shepreth Road, Foxton, Cambridge, CB22 6SU
<b>Case Officer:</b>	[REDACTED]
<b>Comments due:</b>	08/02/2018

### Landscape

#### Revised comments

Drawings and documents considered with this document: *TS &AIA 6449-D*

I have no further comments and my previous comments still apply. Tree condition to be as per Tree Offices comments

[REDACTED] 28/02/2018

**Recommendations:** Approval subject to landscape planning conditions

Drawings and documents considered with this document: *Landscape and Visual Impact Assessment CSA/3590/01, Tree Survey, Arboricultural Impact Assessment Preliminary Arboricultural Method Statement & Tree Protection Plan, Location Plan 1:2500, Layout Plan PL-1-01, Proposed site access arrangement Drawing 10, Design and Access Statement*

#### The Site

The site is situated to the south west of the village of Foxton. The site is divided into paddocks surrounded by native hedgerows. To the north is Shepreth Road, south large agricultural fields, east residential development on the edge of Foxton and west a single dwelling. There is also a stream located to the south west of the site running to the River cam or Rhee. The site is relatively flat and within a rural location.

#### Designations

The landscape is not subject to any national designations.

The site is located outside the Conservation Area. It is outside and abuts existing village development framework boundary.

The site is not within the Green Belt.

There are no Public Rights of Way running through or immediately adjacent to the site boundary.

However, there are PROW byways / footpaths to the east ref: 94/3 running between settlements of Fowlmere and Foxton, west ref: 200/7 running between the A10 and Shepreth and south ref: 200/10 running between the A10 and Shepreth Road.

There are 2no. TPO's located upon the sites boundaries

C/11/17/030/04 running parallel with Shepreth Road and a group of trees to the south west of the site running along the stream. Both TPO's will be effected by the development.

#### The proposal

The features that will be introduced include 32no. dwellings together with a new access, infrastructure and landscaping, attenuation pond and LAP.

#### Landscape, visual and visual amenity effect

I agree with the applicant to mitigate both landscape and visual adverse effects the following principles should be included within the sites parameters

- Retention of the majority of the Site's existing landscape framework including the field boundary trees and hedgerows, enhancing these with additional native boundary tree and hedgerow planting particularly to the eastern and southern boundaries;
- Creation of new public open space in the west of the Site with substantial new native tree, thicket and wildflower meadow planting, bringing biodiversity enhancements to the Site;
- Provision of new recreation opportunities including a children's play area and circular pedestrian walks within the public open space;
- Setting back of the new houses from Shepreth Road and planting of semi mature trees to mitigate

the loss of existing trees, ensuring the rural approach into Foxton from the south west is preserved;

- Planting within the proposed development, including street tree planting and a mix of native and ornamental planting to the plot frontages.

Additional principles to be included which would reflect the local character and reduce the visual harm include:

- Incorporation of chalk grassland species
- Maintain the existing settlement pattern
- Development to be 1 – 2 storey with a lower density adjacent to southern boundary – consistent with the local settlement character
- Protection of the existing stream located to the south west of the site
- Deep rear gardens

I agree with the landscape and visual impact assessment that following appropriate landscape mitigation *that a residential scheme which follows the principles ... can be accommodated at the Site without causing material harm to the adjoining countryside.*

Comments / Concerns: Tree survey Appendix F (Drawing) not included within application

### **Summary**

I have no objections with the proposed development and would recommend the following landscape planning conditions:

- Hard and soft landscape details: Provision of chalk grassland species to be included within the specification- typical of the local character

**Prior to occupation full details of both hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development. Soft landscape works shall include planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants, noting species, plant sizes and proposed numbers/densities and implementation programme. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)**

**All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing with the Local Planning Authority. If**

within a period of five years from the date of the planting, or replacement planting, any tree or plant is removed, uprooted or destroyed or dies, another tree or plant of the same species and size as that originally planted shall be planted at the same place, unless the Local Planning Authority gives its written consent to any variation. (Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies DP/2 and NE/6 of the adopted Local Development Framework 2007.)

- Boundary treatment – Existing boundary treatment to be protected and retained. Hedgerows to be infilled and native tree planting included particularly on the eastern boundary to reduce visual harm. Due to the removal of TPO trees to facilitate access – 4no. mature trees to be replanted within the site to compensate. Due to its rural location hedge hog runs 150 x 150mm gaps to be included within c/b fencing to rear of all properties.
- Tree survey submitted is incomplete and to be conditioned-  
**No development shall commence until a Tree Survey, Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan 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.** (Reason - To protect trees which are to be retained in order to enhance the development, biodiversity and the visual amenities of the area in accordance with Policies DP/1 and NE/6 of the adopted Local Development Framework 2007.)
- LAP – Applicant has indicated a LAP within the *Layout Plan*. Areas of open spaces and outdoor play to be integrated and overlooked by family homes as recommended within the Open Space in New Developments SPD Adopted January 2009 - to be conditioned
- Cycle parking – covered and secure cycle parking to be provided– to be conditioned
- Bin storage – screened storage to be provided– to be conditioned
- SuDS–  
**Prior to occupation of any part of the development full details of a Sustainable Drainage System (SuDS) to be submitted to and approved in writing by the Local Planning Authority. These details and specifications shall include indications of permeable paving, swales or attenuation ponds within the development.** (Reason - To be consistent with the principles of sustainable development of the area in accordance with Policies DP/1 of the adopted Local Development Framework 2007.)
- Proposed new dwellings – Building line to be set back from the
  - Southern boundary by 20m. This will create long back gardens which is typical of the local character.
  - Northern boundary to protect the existing hedgerow
- Height restrictions – Buildings within the site to be no more than 2 storeys in height and not to impact the open character and extensive views. Development on the southern boundary should blend into the landscape by means of lower density and a reduced building height of 1 storey to be included– to be conditioned

08/02/2018