Consultancy Unit

Consultation Response Form

✓ THIS CONSULTATION IS NOW COMPLETE

Reference Number: S/2413/17/OL

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, Cottenham, Cambridgeshire

Case Officer: Julie Ayre

Comments due:

☐ Urban Design
☐ Landscape
☐ Historic Buildings
✓ Ecology

Urban Design

Landscape

Historic Buildings

Ecology

The application has not changed significantly in terms of impacts on site ecology from previous applications (S/1411/16/OL and S/1818/15/OL). Therefore, the application is broadly acceptable in principle in terms of ecological legislation and policy. The following points would still need to be addressed in a reserved matters application should consent be granted:

- An update survey for badger and updated mitigation strategy based on detailed design;
- An update survey for barn owl, completed during the breeding season, and updated mitigation strategy based on detailed design;
- Details of external lighting design, including dark corridors around vegetated boundaries and dark flight lines associated with compensatory bat roosting provision; and
- Details of ecological enhancements including provision for biodiversity within the balancing pond design, details of in-built bat and bird provision, specifications for native and ecologically beneficial planting including hedgerows and measures to enable species such as hedgehog to move between gardens. A plan clearly showing the location and specifications of biodiversity enhancement, along with a specification for annual management measures would need to be provided with the Reserved Matters application.

Based on SCDC’s Biodiversity SPD, a target of in-built bat, bird and insect boxes in 50% of properties should be sought. This is to provide biodiversity enhancement in accordance with the NPPF, NERC Act 2006 and adopted Policies DP/1 and NE/6 of the Local Development Framework 2007.
Therefore, please attach appropriately-worded conditions to cover the following to any consent granted:

1) An updated protected species mitigation strategy shall be provided to and agreed by the LPA. In particular, this shall include update surveys for barn owl and badger and details of avoidance, mitigation and compensation measures for protected species. This shall also include a plan showing mitigation measures, including the location of compensatory bat roosting provision.
   
   Reasons: To minimise disturbance, harm or potential impact on protected species in accordance with Policies DP/1, DP/3 and NE/6 of the adopted Local Development Framework 2007 and the Wildlife and Countryside Act 1981 (as amended) and the Protection of Badgers Act 1992.

2) Lighting
   
   A specification for external illumination at the site shall be submitted to and approved in writing by the Local Planning Authority. This shall include consideration of sensitive design to retain habitat for protected species such as bats and barn owl. No means of external illumination shall be installed other than in accordance with the approved details and shall not be varied without permission in writing from the Local Planning Authority.
   
   Reason: To protect wildlife habitat in accordance with the Conservation of Habitats and Species Regulations 2010, the Wildlife and Countryside Act 1981 (as amended), the NPPF and Policy NE/6 of the adopted Local Development Framework 2007.

3) Ecological Enhancement
   
   A detailed scheme for ecological enhancement shall be submitted to and approved in writing by the Local Planning Authority. This shall include specifications and a site plan detailing native planting including hedgerows, wildlife habitat within and adjacent to the balancing pond, in-built features for nesting birds and roosting bats and measures to maintain connectivity for species such as hedgehog. The measures shall be implemented in accordance with the agreed scheme.
   
   Reason: To provide habitat for wildlife and enhance the site for biodiversity in accordance with the NPPF, the NERC Act 2006 and Policy NE/6 of the adopted Local Development Framework 2007.

The ecological consultants will need to be aware that the mitigation strategy and enhancement strategy will need to state what must or will happen rather than what should happen to ensure that the recommendations are enforceable.

Sarah Dale
3/8/2017