



Department for  
Communities and  
Local Government

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24 SEP 2014

DEVELOPMENT  
CONTROL

Appendix 3

Lorraine Casey  
Senior Planning Officer  
South Cambridgeshire District Council  
South Cambridgeshire Hall  
Cambourne Business Park  
Cambourne, Cambridge  
CB23 6EA

Please ask for: Dave Moseley  
Tel: 0303 444 8064  
Email: dave.moseley@communities.gsi.gov.uk  
Your ref: S/2239/13/FL  
Our ref: NPCU/CONS/W0530/74390

Date: 22 September 2014

Dear Ms Casey

**The Town and Country Planning (Consultation) (England) Direction 2009**

**Application for erection of football ground for Cambridge City Football Club and creation of new community recreational space – Land to the north of Deal Grove, Babraham Road, Sawston, Cambridgeshire  
Application Number S/2239/13/FL**

I refer to your letter of 12 September 2014 referring to the Secretary of State for Communities and Local Government ("The Secretary of State") an application for planning permission for the above development.

The Secretary of State has carefully considered the case against call-in policy, as set out in the Written Ministerial Statement by Nick Boles on 26 October 2012. The policy makes it clear that the power to call in a case will only be used very selectively. The Government is committed to give more power to councils and communities to make their own decisions on planning issues, and believes planning decisions should be made at the local level wherever possible.

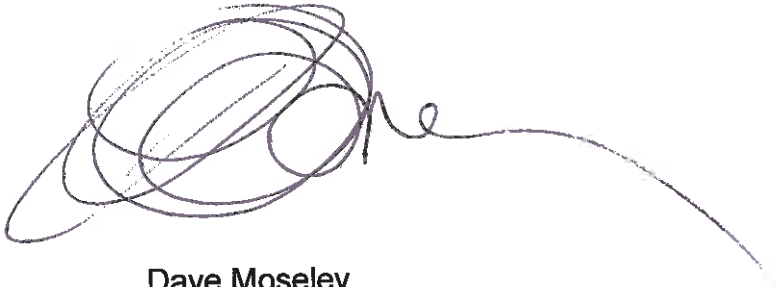
In deciding whether to call in the application, the Secretary of State has considered his policy on calling in planning applications. This policy gives examples of the types of issues which may lead him to conclude, in his opinion that applications should be called in. The Secretary of State has decided, having had regard to this policy, not to call in the application. He is content that they should be determined by the local planning authority.

National Planning Casework Unit  
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In considering whether to exercise the discretion to call in the application, the Secretary of State has not considered the matter of whether the application is EIA Development for the purposes of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011. The local planning authority responsible for determining these applications remains the relevant authority responsible for considering whether these Regulations apply to these proposed developments and, if so, for ensuring that the requirements of the Regulations are complied with.

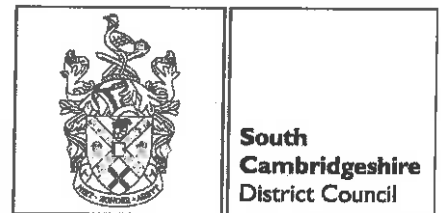
Yours sincerely

A handwritten signature in black ink, consisting of several overlapping loops and a long, sweeping tail that extends to the right.

**Dave Moseley**  
**Senior Planning Casework Manager**

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Our Ref: S/2239/13/FL  
Your Ref:  
Date: 12 September 2014

(by email to [npcu@communities.gsi.gov.uk](mailto:npcu@communities.gsi.gov.uk))

Dear Sirs,

**S/2239/13/FL – Erection of football ground for Cambridge City Football Club and creation of new community recreational space – Land to the north of Deal Grove, Babraham Road, Sawston, Cambridgeshire**

I am writing to consult the Secretary of State about the above application, which the Council does not propose to refuse. The application is referred to you under Paragraphs 3 and 4 of The Town and Country Planning (Consultation) (England) Direction 2009, being an application for Green Belt development.

As required by Paragraph 10 of the Direction, this letter is associated with the following documents:

- a) A copy of the application and supporting information: this is on the Council's website, and can be retrieved by entering the planning reference number into the relevant search field, with the documentation stored under the Plans & Docs tab at:  
<http://plan.scambs.gov.uk/swiftlg/apas/run/wphappcriteria.display>
- b) In accordance with legislation, the application was advertised in the press (as Major Development and a Departure from the Development Plan) and a site notice placed on the site.
- c) Representations received in response to the application are summarised within the officer's report to the Planning Committee and subsequent Update Report, referred to in (d) below;
- d) The officer's report to the Planning Committee, associated Update report, and Minutes of the meeting are on the Council's website at:  
<http://scambs.moderngov.co.uk/ieListDocuments.aspx?CId=768&MId=6219&Ver=4>
- e) A list of draft conditions.

At the Committee meeting held on 4 June 2014, Members were minded to give officers delegated powers to approve the application subject to further discussions taking place regarding issues of ecology, noise, lighting and access (including access from the A1307) in consultation with the Parish Councils and local Members representing Sawston and Babraham.

Following the Committee resolution, a meeting was held to explore the above issues further, and the outcome is summarised below:

**1. To obtain further details regarding the traffic impacts on Babraham**

It was agreed that copies of the Travel Plan and Draft Event Management Plan would be forwarded onto Babraham Parish Council and the local Member, Councillor Orgee. Responses to their subsequent comments were received from the Highways Authority and Major Developments Team at the County Council (copies of correspondence enclosed).

In response to the above, the applicant's agent has agreed to additional traffic surveys being undertaken at the junctions of the A1307/Babraham High Street and the A505/Pampisford Wych in October this year and in the year the stadium is first being used (or an alternative neutral month when schools and universities are in term time). This information would be used to improve and tailor the Event Management Plan and Travel Plan.

It has also been agreed that a condition relating to construction routing would be added to any permission.

**2. To explore the possibility of increasing the width of the footpath/cycleway alongside the access road from 2.5m to 3m.**

This was requested by Cllr Cuffley at the meeting. The applicant's agent has explored this and advised that there is insufficient land to achieve 3m, but that a width of 2.85m can be accommodated.

**3. To explore further ecological enhancements**

At the meeting, it was agreed that the Council's Ecology Officer and applicant's appointed ecologists would meet on site to look at a number of further enhancements and that a coloured landscape ecology map would be provided. Possible enhancement agreed as requiring further investigation include: possible enhancement in the protected woodland area; inspection of ponds in Deal Grove; increasing public access to the woodland to the west; clarification of layout of pitches relative to the western thicket/vegetation; clarification of where spoil will go; and the opportunity to create wildflower mounds and embankments.

The Council's Ecology Officer is satisfied that these issues can be resolved by way of planning condition.

**4. Noise and lighting**

At the meeting, it was agreed that these issues can be satisfactorily dealt with through the recommended planning conditions.

I look forward to your notification that the letter has been received, such that the period of 21 days may commence.

I look forward to hearing from you. Should you require any further information about the application, please do not hesitate to contact me.

Yours Sincerely,

A handwritten signature in black ink that reads "L. Casey". The signature is written in a cursive style with a large initial "L" and a stylized "Casey".

LORRAINE CASEY  
Senior Planning Officer

