

## SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

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**REPORT TO:** Planning Committee

10 April 2019

**AUTHOR/S:** Joint Director for Planning and Economic Development

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**Application Number:** S/3729/18/FL

**Parish(es):** Babraham (but adjacent to Sawston boundary)

**Proposal:** Full planning application for the erection of 158 residential units and associated access points, landscaping and infrastructure

**Site address:** Site H/1:b - Land North of Babraham Road

**Applicant(s):** Hill Residential Ltd

**Recommendation:** Delegated Approval subject to s106 agreement

**Key material considerations:** Principle of development  
Housing Density  
Affordable Housing  
Housing Mix  
Impact on the character of the area and landscape  
Layout, scale, design and appearance  
Residential Amenity  
Noise  
Biodiversity  
Highway Safety and cumulative impact  
Drainage and Flood Risk

**Committee Site Visit:** 09 April 2019

**Departure Application:** No

**Presenting Officer:** Rebecca Ward, Principal Planning Officer

**Application brought to Committee because:** The Parish Council's objections conflicts with officer recommendation for approval and this is a significant scheme which would benefit from its determination by the Planning Committee.

**Date by which decision due:** 12 April 2019

### **Executive Summary**

1. In accordance with the National Planning Policy Framework (2019) paragraph 11, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
2. The site has been allocated for development in the newly adopted Local Plan under

policy H/1(b) and the scheme includes both market and affordable houses. The sustainability of the location has been tested through the Local Plan examination and was deemed to be an acceptable one to develop. The sustainability of Sawston is also reflected through its allocation as a Rural Centre in the adopted Local Plan.

3. Whilst the number of units in the proposal is significantly higher at 158 than that put forward for the allocation at 80, it has been found through a design-led approach and accompanying reports and local circumstances that more homes can be delivered to support the housing needs in the district without causing any harm to any other policy objectives. Policy H1 (1) supports this approach and states that planning permission on the sites might be higher or lower than the allocation amount.
4. During the consultation process third party objections were received raising various material planning considerations. These have been summarised and discussed in this report. Throughout the pre-application and the application process, the cumulative impacts of the scheme against the allocation for 240 dwellings on H1(c) to the south of Babraham Road and other committed developments have also been considered.
5. Following amendments, the layout, scale and appearance of the development are considered acceptable and presents a good quality scheme that will preserve the character and appearance of the area and landscape setting. The scheme has been supported by the Councils Consultancy Unit and guided by the Councils Design Enabling Panel as a result.
6. A S106 agreement will need to be secured for contributions towards key services and facilities within the villages of Sawston and Babraham. Conditions will also need to be applied to any decision notice. For the above reasons, the proposal would accord with the development plan and therefore the proposal is recommended for approval.

### **Site, Surroundings and Proposal**

7. The site is situated north of Babraham Road on the eastern edge of Sawston. Despite its location, the site is within the Babraham Parish boundary. The site is 3.64 ha and predominantly comprises agricultural field. The site has a triangular shape with a small rectangular section removed in the centre that accommodates the two existing residential dwellings (Field View and Sutton House).
8. The site is bounded to the west by Dales Manor Business Park. Immediately to the south of the site is another Local Plan allocation for 240 dwellings, known as H1(c). To the north and east of the site are open agricultural fields that are part of the Green Belt.
9. The full application proposes the construction of 158 new dwellings. The site will be accessed via four new vehicle access points from Babraham Road and footpath connections to the west. The layout incorporates a central area of public open space and local equipped area of play along with a landscape buffer to the east. The scheme includes 63 affordable dwellings (40%) and 95 market houses (60%). A range of tenure types/sizes has been provided and will be considered in this report.

### **Planning History**

10. PRE/0181/18 - Proposed residential development of the site to deliver 161 houses providing. Pre-application discussions included three design workshops with consultees and the scheme was considered at by Design Enabling Panel. General support was given subject to amendments to the layout/design.

S/3078/18/E1 - EIA screening opinion October 2018 - Environmental Statement not required.

S/0696/14/VC – Dales Manor (east) Variation of pre-commencement conditions 8, 9, 10, 18, 23, 25, 26, 28, 32,34 & 35 of planning permission reference S1962/10 (for redevelopment to provide 27 units for B1(c), B2 and B8 uses and erection of 14m high wind turbine) to enable a material start to be made to the approved development.

## **Planning Policies**

11. **National Planning Policy Framework 2019 (NPPF)**  
**National Planning Practice Guidance (PPG)**

12. **South Cambridgeshire Local Plan 2018**

- S/1 Vision
- S/2 Objectives of the Local Plan
- S/3 Presumption in favour of Sustainable Development
- S/4 Cambridge Green Belt
- S/5 Provision of New Jobs and Homes
- S/6 The Development Strategy to 2031
- S/7 Development Frameworks
- S/8 Rural Centres
- CC/1 Mitigation and Adaptation to Climate Change
- CC/3 Renewable and Low Carbon Energy in New Developments
- CC/4 Sustainable Design and Construction
- CC/6 Construction Methods
- CC/7 Water Quality
- CC/8 Sustainable Drainage Systems
- CC/9 Managing Flood Risk
- HQ/1 Design Principles
- HQ/2 Public Art and New Development
- NH/2 Protecting and Enhancing Landscape Character
- NH/3 Protecting Agricultural Land
- NH/4 Biodiversity
- NH/6 Green Infrastructure
- NH/8 Mitigating the impact of development in and adjoining the Green Belt
- H/1 Allocations for Residential Development at Villages
- H/8 Housing Density
- H/9 Housing Mix
- H/10 Affordable Housing
- H/12 Residential Space Standards
- SC/2 Health Impact Assessment
- SC/7 Outdoor play space, informal open space and new developments
- SC/8 Open space standards
- SC/9 Lighting Pollution
- SC/10 Noise Pollution
- SC/11 Contaminated Land
- SC/12 Air Quality
- TI/2 Planning for Sustainable Travel
- TI/3 Parking Provision
- TI/8 Infrastructure and New Developments
- TI/9 Education
- TI/10 Broadband

## **Saved South Cambridgeshire LDF (2007) Supplementary Planning Documents (SPD):**

Affordable Housing

Trees and Development Sites – Adopted January 2009

Biodiversity – Adopted July 2009

District Design Guide – Adopted March 2010

Landscape in New Developments – Adopted March 2010

Health Impact Assessment – Adopted March 2011

Cambridgeshire Flood and Water – Adopted November 2016

The application site comprises a 3ha area of land allocated for development under Policy H1/b of the adopted Local Plan.

13. **Sawston Neighbourhood Plan** - A neighbourhood area has been designated for Sawston and a Neighbourhood Plan is currently being prepared. Given the very early stages in the process, limited weight can be given to this in the determination of the application.
14. **Sawston Village Design Statement** - A Village Design Statement is being prepared for Sawston. This document is still being drafted and has not been adopted.

### **Consultation**

15. **Babraham Parish Council** - Recommendation of refusal and requests for application to be determined by the Council's Planning Committee. Full comments can be found in appendices 1a and 1b of this report.

The Applicant presents their response to comments and arguments for retention of their current scheme to develop H/1:b at a density of 43 dph for a total of 158 dwellings. Babraham Parish Council objects to Application S/3729/18/FL for the reasons detailed in its original objection that has not been addressed, and for the following reasons arising from the Applicant response. In summary the following concerns were raised:

- Amount of units would exceed the Local Plan allocation and harm would arise from this precedent.
  - Additional pressure on local services including educational and medical provision
  - Increase in traffic and impact on the highway network (during construction and occupation)
16. **Sawston Parish Council** - Recommendation of refusal and requests for application to be determined by the Council's Planning Committee. Full comments can be found in appendices 2a and 2b of this report.

We are pleased to note the content of the updated plans and documents now available to the Parish Council. We have discussed these. However we continue by unanimous vote at our Planning and Environment Committee meeting to recommend refusal of the planning application on the basis of:

- Density
- Departure from the local plan which recommends 80 dwellings
- Height of the apartment dwellings which are uncharacteristic of Sawston as addressed by the draft village design statement

- Lack of an objective housing needs analysis as the basis for affordable housing need
- Location of affordable housing (apartment dwellings) at the rear of the site
- Proximity of dwellings to Babraham Road impacting adversely on the rural green approach to Sawston village
- Traffic impact and highways capacity

17. **Urban Design Officer** - From an urban design perspective, the proposals are generally considered to comply with the design objectives set out in Chapter 12 of the *'National Planning Policy Framework'* (2018) and Policy HQ/1 of the Council's Local Plan (2018). The general approach to scale, height and siting of the dwellings are considered acceptable:

1. The layout has generally taken into account comment raised at the Design Workshop and the Design Enabling Panel and this is welcome.
2. The applicant's planning agent had worked collaboratively with Council Officers to engage the local youth population in the design of the play areas. There is a need to ensure that the results of the youth engagement in relation to the choice of play equipment and street furniture are reflected in the final LEAP and LAP layout. This can be secured via a S106 legal agreement.
3. The proposals would benefit from having additional tree planting along the main approach to the development (apartment block frontage).
4. The applicant is asked to submit a spreadsheet setting out the private amenity spaces for each of the dwellings and the communal amenity space for the apartment blocks. This is to demonstrate that sufficient amenity space is provided to all dwellings in accordance with the private and communal amenity space standards set out in Paragraph 6.75 of the Council's *'District Design Guide'* (2010). - submitted
5. The applicant is asked to ensure that the car parking spaces are numbered to demonstrate that they relate well to the respective dwelling they relate to.
6. The site layout can be enhanced by incorporating a focal point to the rear of the main access road and at end of each secondary road leading to views to the north. This can be achieved through the introduction of large statement trees or public art.

18. **Landscape Officer** - No objections. Due to the layout there is little opportunity to include street tree planting within the development. This is disappointing. However, the applicant has included a number of principles to mitigate both landscape and visual adverse effects. These measures will reduce any harm. Additional matters raised include:

- Amendment to elevations on plots 1 & 30 to create more interest.
- Amendment to boundary treatments for plots 5,16,19 and 28 for 1.8mm masonry walls.
- No simple spatial drawing has been submitted which marks out private and public space.

19. **Affordable Housing Officer** - No objections. A development of 158 dwellings would therefore trigger a requirement for 63 affordable dwellings. This development provides the 40% of affordable housing (63 units) as per policy.

For this scheme the required affordable tenure mix would be 44 Rented and 19 Intermediate dwellings. This development complies with the required tenure mix.

Housing Mix - Affordable housing mix complies partly with previous guidance

provided. There are no 1 bed 2 person bungalows provided however all units will be delivered to Building Regulations Part M(4) Cat 2 and will be served by lifts this will allow the housing need for 1 bed 2 person bungalows to be met by utilising the ground floor flats.

Two bed houses are preferred over flats however it is agreed that all units will be delivered to Building Regulations Part M(4) Cat 2 and will be served by lifts, have adequate access to open space and a Local Equipped Area for Play (LEAP). This will allow the housing need for families with up to 2 children to be accommodated in the 2 bed flats. A higher percentage of two bed units have been proposed than the original guidance provided by the Development Officer, however it is acknowledged that this still reflects local housing needs.

There is still an insufficient supply of 3 bed houses, in fact the previous mix proposed 7 x 3 bed 5 person units and this has been decreased to 5 x 3 bed 6 person units. However the sizes of the 3 beds have increased which will suit housing needs much more appropriately. There is an identified need for a small number of 4 bed houses in this area. The scheme now provided 2 x 4 bed 8 person houses, one for affordable rent & one for shared ownership.

Clustering - The layout presented at the pre app meeting showed a single contiguous mass (or cluster) of affordable housing to the north west of the site, with a single smaller cluster facing onto Babraham Road. The large cluster could be described as a 'ghetto' of affordable housing. Acceptable improvements have been made to the layout by interspersing the affordable rent with shared ownership & market housing.

Local Lettings Policy - This site is allocated in the newly adopted Local Plan so therefore does not automatically require a Local Lettings Policy. However we are keen that local people have the opportunity to live on this scheme so would support a LLP subject to all relevant parties being involved in the structure of the document.

20. **Education and Growth Team (Cambridgeshire County Council)** - See memo dated 3 October 2018 (as amended) by CCC. No objections subject to the following mitigation:

New pre-school facility on the Icknield School site or another site within the catchment area. Contributions are sought on the basis of £9,615 per place; therefore a total contribution of £221,145 (£9,615x23students) is required.

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Expansion of Sawston Village College by 150 places. Contribution will be sought on the basis of £33,333 per place; therefore a total contribution of £566,661 (£33,333x17students) is required.

Sawston Library Project is served by a community library based within the grounds of the village college. Increase in population would place demand on the facilities. A new community hub including a library is also opening in Sawston. LLL contributions will be used to provide additional resource to meet the needs of the new population. On this basis £42.12 per head of population is required (£42.12x395people) £16,637

21. **Health Specialist** - The HIA report has been graded as A/B, which meets the required standard of the HIA SPD policy. I am satisfied with the breadth and depth of the considerations to health made within the revised report.
22. **Archaeology Officer (Cambridgeshire County Council)** – No objections. This

application area lies on the eastern edge of Sawston to the immediate south of the valley of the River Granta, at an approximate elevation of 26m AOD and is formed of Holywell Nodular chalk formation geology. Archaeological investigations to the immediate north of the site identified isolated Prehistoric activity, a concentration of later Roman features, including enclosures, trackways and a 3rd century juvenile inhumation (Cambridgeshire Historic Environment Record reference ECB4278). To the south of the application area is a cropmark complex of rectangular enclosures of probable Iron Age to Roman date (CHER ref 04118). Archaeological investigations to the east of these enclosures at the land off Lynton Way revealed a Late Bronze Age enclosure (MCB16829). Further enclosures have been identified to the west of the application area, to the north of Babraham Road, for example Bronze Age enclosures (MCB17152) and a D-shaped enclosure (09743) and archaeological investigations revealed remains of a Roman road (CB15777). Further cropmark evidence is present to the south east including ring ditches (09354) and an enclosure and field system (09050).

We therefore do not object to development from proceeding in this location but consider that the site should be subject to a programme of archaeological investigation secured through the inclusion of a negative condition.

23. **Air Quality Officer** – No comments received.
24. **Environment Agency** – No objection in principle to the proposed development. Informative/conditions are proposed:
  - Contamination informative to protect pollution to controlled waters
  - Scheme for surface water disposal
  - Piling foundations
25. **Lead Local Flood and Water Authority (Cambridgeshire County Council)** - No objections raised. We have reviewed the revised information and can confirm we are now able to remove our objection. The testing undertaken suggests that infiltration will be suitable for the site. We note however that the current soakaway design is only for up to the 1 in 10 year event rather than 1 in 100 plus 40% climate change. This will need to be updated as part of the detailed design. We therefore recommend the condition for a detailed drainage scheme.
26. **Anglian Water** - No objections raised. The sewerage system at present has available capacity for these flows in accordance with supplied supporting documentation.
27. **Contaminated Land Officer** - No objections. There are no immediately evident environmental constraints that would attract a contaminated land condition, however the proposed development (residential) is particularly sensitive to the presence of contamination, and a condition may have been required on that basis. However, the report and investigation conclude that no residual contamination is present at the site, and there should be no risk to future site users. However, the level of investigation was slightly limited (a development of this size would normally demand a greater number of sample points), but we agree the perceived risk is low. Informative to be included on the decision notice in the event contamination is found.
28. **Local Highways Authority (Transport Assets Team)** - These comments are further to comments dated 28th February 2019 and additional information supplied by the applicant, in relation to an application for 158 dwellings on land north of Babraham Road, Sawston. No Objection subject to Mitigation Package: Sufficient detail has been presented to make a sound assessment. Indicative Mitigation: Should the development go ahead the developer should be conditioned to:

Widening of the existing footway to 3m where possible on Babraham Road on the north side between the site and Walkelin Avenue as part of S278 works

- Relocating the Cambridge bound bus stop from Churchfield Avenue to Babraham Road with the location of a new bus stop shelter as part of S278 works.
- Travel Plan as a condition;
- S106 contribution for bus shelter maintenance (£7,000);
- S106 contribution for Cambridge Road / Babraham Road / Hillside / New Road signal timing and settings review (£10,000);

29. **Local Highways Authority (Engineering)** – The accesses on both sides of Babraham Road (H1(b) and H1(c), as presented on drawing number: SK109 are acceptable in principle to the Local Highway Authority should both developments be brought forward; subject to detailed design.

The following details should be secured:

- Dimensioned standalone drawing showing the footway/cycleway widths carriageway widths etc.
- shared use footway cycleway of 3m in width along the frontage of the entire site to join the proposed pedestrian and cycle facilities along Babraham Road at the entrance to the village and that the applicant provide suitable uncontrolled crossing points along Babraham Road.
- Falls and levels are such that no private water from the site drains across or onto the adopted public highway.
- accesses and drive-ways be constructed using a bound material for at least the first 10m into the site.
- removing any permitted development rights in terms of providing vehicular access to the properties facing Babraham Road.
- management and maintenance of the proposed streets within the development have been submitted.
- Traffic management plan

30. **Definitive Maps Team** - Please note Public Restricted Byway No. 10 Babraham runs through the application site. Whilst the Definitive Map Team has no objection to this proposal, the applicant should be aware of the presence of the public restricted byway, its legal alignment and width. Any hedge planting should be planted a minimum of 2 metres away from the edge of the restricted byway to account for future growth. This should be conditioned if permission is granted. The restricted byway must remain open and unobstructed at all times (condition requested).

31. **Ecology Officer** - No objections. I welcome the updated Preliminary Ecological Appraisal (PEA) (Landscape Planning Limited, December 2019). It has amended advice concerning reptile and foraging bats to a satisfactory level, and recommended a working method statement is produced to remove any residual risk of harm. I am in agreement with this strategy and would recommend securing the method statement through discharge of condition should the Case Officer be minded to approve the application. I would recommend the following CEMP condition is secured.

The applicant has also revised their Landscape Management Plan (Liz Lake Associates, March 2019), Landscape Masterplan (drawing no. 2071 01 G), and provided a copy of the Biodiversity Impact Assessment Calculator, which show that the applicant has taken every opportunity to provide a measurable net gain in biodiversity. The calculation shows there will be a small net loss in measurable biodiversity; however I am of the opinion that no further measurable gain can be found within the current layout. I would therefore suggest an enhancement plan condition be

placed within any decision notice, in addition to securing the LMP and landscape master plan through condition.

32. **Tree Officer** - No arboricultural concerns over the protection of the existing trees and hedgerows but I have significant concerns over the proposed treescape. It appears a number of the proposed lamp posts will conflict with proposed trees within a few short years. Either the lamp posts or trees need to be relocated. The proposed area of trees on the south eastern end of the site is welcomed. The amount of trees throughout the site as a whole is very small.
33. **Environmental Health Officer** - No objections raised to the application subject to planning conditions for :
- CEMP
  - Construction Hours
  - Noise Mitigation Strategy
33. **Sustainability Officer** - No objections. The applicant appears to have a good understanding of the requirements of local plan policy with reference to energy and carbon emissions, and suggests a fabric first approach to achieving the required reductions. I am happy that the approach outlined in the Sustainability and Renewable Energy Statement will deliver a development that meets the requirements of local plan policy NE/3 and NE/12, but due to the estimated nature of the SAP calculations provided, the applicant will need to provide accurate SAP calculations, based on detailed design stage drawings, proving the above mentioned carbon reductions, prior to occupation.
34. **Sports England** - No objections. The proposed development does not fall within either our statutory remit (Statutory Instrument 2015/595), or non-statutory remit (National Planning Policy Guidance (PPG) Par. 003 Ref. ID: 37-003-20140306), therefore Sport England has not provided a detailed response in this case.
35. **Crime Officer** - No objections. I have reviewed all documents in regards to design and layout and the lighting assessments. I am hopeful that if built to this design it should mitigate against vulnerability to crime. There is some permeability with the development and in that regard would be happy to discuss with the developer consideration for Secured by Design application for the rental and affordable units if not the whole site.
36. **Natural England** - No objection based on the plans submitted.
37. **Cambridgeshire and Peterborough Clinical Commissioning Group (CAPCCG)** - On reviewing the current footprint of these practices, it would appear that the GP practice does have capacity for the additional growth resulting from the development.

Whilst the existing GP practice appears to have capacity to accommodate the additional growth resulting from the proposed development. The development could generate approx.264 residents and subsequently increase demand on services. The development would have an impact on the primary healthcare provision in the area and its implication, if unmitigated would be unsustainable. The proposal should therefore provide appropriate levels of mitigation.

The development would give rise to additional primary healthcare provision to mitigate the impacts arising from the development. A developer contribution will be required to mitigate the impacts of the proposed which would be £59,915. Payment should be made before the development commences and secured through a S106 agreement.

## 38. **Representations**

Neighbours - Eight letters raising concerns with the proposed development have been received the following material considerations have been raised:

- Proximity of terrace housing to side of Field View and impact bedroom windows
- Proximity of housing to the side and rear of Sutton House
- Density of proposal at 43dph exceeds district design guide of 40dph.
- Siting of terrace housing does not allow views into the countryside
- Scale of the development (apartments) is not in keeping with the area
- Cladding of the apartments will look dark and oppressive from Dales Manor
- Design of terrace housing not in keeping with the character of the area or village.
- Existing byway should be protected during and after construction for horse riders.
- Enhanced crossing point across the Babraham Road where it meets the byway.
- Additional traffic volume on existing road network
- Insufficient parking
- Cars travel along Babraham Road in excess of 30mph and exceed the speed limits.
- Two controlled pedestrian and cycle crossings should be installed along the development for safe crossing points.
- More access points should be installed to the restricted byway which runs along the northern boundary.
- Noise during construction process
- Insufficient infrastructure (education, doctors, services) to cope with the development

Camb Cycle - Requests that a design for a walking/cycling priority crossing of a new access road be used in place of the motorist-priority design.

British Horse Society (BHS) - Restricted Byway should be retained at a width of 3m for its length and hedgerows retained by a management arrangement. Arrangements should be put in place to improve visibility across Babraham Road. Upgrade of the path to the south of Babraham Road as a Non-Motorised User path so horses can also utilise this given increase in road users. Alternative route will be provided if development impacts the Restricted Byway. Any new paths should be designated as a bridle-way to benefit wider groups. Interests of equestrians are to be included in monitoring.

Cambridge Past Present and Future - Object to the application due to density and the proposal should accord with the adopted plan. Requirements of the site specific policy do not appear to be met. Elevations are unfortunate. Lack of openness and landscaping.

John Huntingdon Charity (H1c) - Object to the application on the grounds that the Transport Statement submitted with the application has not taken the cumulative impacts of H1(c) and absence of formal clarification that H1(b) will not be prejudice to the site access of H1(c).

### **Planning Assessment**

39. During the application process one round of amendments were consulted on to address concerns brought up during the consultation process. The following

amendments were made:

- Site layout - including landscaping details
- Access arrangements
- Ecology reports
- Elevations amendments

The following assessment takes into account the amendments.

*Principle of development and sustainability of the site*

40. The 3.64ha site is within the village development framework of Sawston and has been allocated under policy H/1 for residential development in the adopted Local Plan. The site is no longer in the Cambridge Green Belt. The proposal seeks full planning permission for 158 homes.
41. Policy H/1 states that the site should be developed in accordance with the relevant Local Plan policy requirements and proceeds to state that the number of homes granted permission on the site may be higher or lower than the indicative capacity and should be determined through a design-led approach and contributions made towards any necessary additional infrastructure.
42. Site specific policy H/1(b) states that the site has an indicative capacity of 80 dwellings. The proposal seeks to introduce 158 new dwellings. Whilst this number would exceed the indicative threshold tested at Local Plan stage, the policy should be applied in a flexible way provided it meets all other policy requirements. These will be assessed through the report.
43. The site specific policy also requires the development to:
  - Contribute to any highway works required to mitigate the impact of development as a whole on the eastern flank of Sawston.
  - Create a significant landscape buffer along the eastern boundary of the site where it adjoins farmland to provide a soft green edge.
44. The development has been assessed against these criteria under the relevant sections in this report.
45. In accordance with the Housing Trajectory (Annual Monitoring Report 2016-2017) 80 homes are due to be delivered between 2019-2021 on this site. Despite the uplift in units now proposed, the applicant has continued to show commitment to delivering within this timeframe with full completion expected by 2023. If approved the units will contribute towards maintaining the Council's Five Year Housing Supply and the uplift will be of benefit if other sites are delayed.
46. As a matter of principle, the development would accord with the main aims of policy H/1 and H/1(b) of the adopted Local Plan (2018) and is considered to be in a sustainable location on the edge of a Rural Centre. These matters should be given full weight and regard to in the determination of this application.

*Education provision*

47. Policy TI/9 states that developers should engage with the Children Services Authorities at the earliest opportunity to ensure the appropriate mitigation is identified and can be secured. Cambridgeshire County Council Education department

(children's services) have reviewed the scheme in terms of the impact of the development on early, primary and secondary schools in the catchment. Several third party comments have raised concerns to the capacity of the local schools.

48. The proposed development will generate an early year's child yield of 32 (23 of which will be entitled to free school provision). The CCC has confirmed there is no capacity to take on students from the proposed development and therefore mitigation towards an offsite project is required. A new pre-school facility would therefore need to be provided at Icknield School. The total cost of the project is £500,000 and will provide 52 places. Contributions are sought on the basis of £9,615 per place, therefore a total contribution of £221,145 is required.
49. The proposed development will generate a primary year child yield of 28 students. The CCC has confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new expansion to Icknield Primary School or an expansion to Babraham Primary School would therefore need to be provided. The total cost of the project is £4,270,000 and will provide 210 additional spaces. Contributions are sought on the basis of £20,333 per place; therefore a total contribution of £569,324 is required from this development.
50. The catchment setting for secondary school years for the proposed development is Sawston Village College. The proposed development will generate a secondary yield of 17 students. The CCC has confirmed there is no capacity to take on the students from the proposed development and therefore mitigation towards an offsite project is required. A new expansion to Sawston Secondary School would therefore need to be provided. The total cost of the project is £5,000,000 and will provide 150 additional spaces. Contributions are sought on the basis of £33,333 per place; therefore a total contribution of £566,661 is required from this development. The applicant has raised concerns with the cost per place and in their view is unusually high. The County Council are currently providing them with additional information and an update will be provided to the Planning Committee.
51. The developer has agreed to provide contributions towards early years and primary years in accordance with the comments above and they will be secured via the s106 agreement. An update will be provided on secondary contributions. The contributions are considered to be directly related, reasonable and necessary to mitigate the impact of development and therefore would accord with the CIL regulations. In addition to this the infrastructure payment would accord with the requirements of site specific policy H/1 of the Local Plan.

#### *Health Care and Impact Assessment*

52. Response to planning applications are now received by Cambridgeshire and Peterborough Clinical Commissioning Group (CAPCCG) who have very recently taken over this responsibility from NHS England.
53. CAPCCG advise that the closest surgery to the site is Sawston Medical Practice. This surgery operates as part of a larger entity which also comprises Linton Health Centre, Barley Surgery in Royston, Market Hill Surgery in Royston and Shelford Medical Practice (together Granta Medical Practices). The surgeries operate as part of a Primary Care Home model where staff come together as a complete care community – drawn from GP surgeries, community, mental health and acute trusts, social care and the voluntary sector – to focus on local population needs and provide care closer to patients' homes. Granta Medical Practice operates under a single boundary map.

54. In such circumstances when assessing the needs of the development, the assessment needs to look at the capacity of the practices as a single entity, rather than the local surgery in isolation.
55. In doing so the CAPCCG confirm that, whilst the development could generate in the order of 264 new patients, the floorspace provided across the surgeries is sufficient to meet the needs of the development. However, despite this identified capacity, CAPCCG have continued in their response to request a contribution of £59,916 from the development but have failed to explain how any contribution would be used to mitigate the impact of development.
56. On the basis of these key points the only reasonable conclusion to make is that the request does not comply with the 3 tests as set out in CIL Regulation 122 and the NPPF and therefore it does not make up the heads of terms in appendix 3.
57. Given the scale of the scheme the application is accompanied by a Health Impact Assessment. Policy SC/2 of the Local Plan states that new development should have a positive impact on the health and wellbeing of new and existing residents. The Councils Health Specialist has considered the HIA(revision c) which has been graded as A/B. This meets the required standard of the HIA SPD (2010) and policy SC/2.

#### *Housing Density*

58. Policy H/8 states that housing developments will achieve average net density of 30 dwellings per hectare in Rural Centres. This criterion ensures that land is used efficiently as a finite resource. The second part of the policy states that 'the net density on the site may vary from the above where justified by character of the locality, scale of the development or other local circumstances'.
59. The National Planning Policy Framework (para 122) states that decisions should support development that makes efficient use of land taking into account identified need for different types of housing, local market conditions and viability, the availability and capacity of infrastructure, desirability of maintaining an areas character and the importance of securing a well designed, attractive and healthy place to live.
60. Overall the proposed development delivers 43 dwellings per hectare. However, when excluding the apartment buildings on the western edge of the site, the scheme delivers housing at 31 dwellings per hectare; whilst the area nearest the Green Belt demonstrates density at 20 dwellings per hectare. A plan demonstrating this reduction in density has been included within the submission.
61. Officers and the Design Enabling Panel have encouraged the provision of taller apartment buildings along the western edge due to the position and scale of the industrial units to the west as they act as a visual barrier. Furthermore, there is evidence of local demand to include smaller units within Sawston and Babraham.
62. As such, through a design-led approach, local circumstances dictate that the proposed density is acceptable and would accord with the criteria in policy H/8(2) of the adopted Local Plan subject to all other material considerations.

#### *Affordable housing*

63. Adopted policy H/10 states that all developments, which increase the net number of homes on a site by 11 or more, should provide 40% affordable housing on-site. This

policy is partly out of date given the amended definition of 'Major development' in the NPPF (2019) which relates to 10 dwellings or more. This change has not affected the scheme that continues to provide 40% affordable housing onsite.

64. The proposal includes 63 affordable housing units. This equates to 31 units above the indicative threshold in the original allocation. The tenure split of the affordable units is set out below in figure 1. This has been based on the Housing Statistical Leaflet (2018) for Babraham, which demonstrates there is a demand for 8x1-2 bedroom units and for Sawston 9x1bedroom, 4x2bedroom and 1x3bedroom, and 3x4bedroom affordable rented units.

<b>Affordable Rent</b>	<b>Shared ownership</b>	<b>Total</b>
20x1bedroom flats	4x1 bedroom flats	24 units
21x2 bedroom flats	11x2 bedroom flats	32 units
2x3 bedroom houses	3x3 bedroom houses	5 units
1x4 bedroom house	1x4 bedroom house	2 units
<b>44 units (70%)</b>	<b>19 units (40%)</b>	<b>63 units</b>

Figure 1

65. The tenure mix of these units is in accordance with the Council's Affordable Housing SPD of 70-40% split and the scheme has been endorsed by the Council's Affordable Housing Officer.
66. The affordable units will be secured in a S106 agreement. As the site is allocated it does not automatically require a Local Lettings Policy (LLP) within the agreement, however, the applicants/parish council are keen that local people have opportunity to live in this scheme. Given that the development has been designed around local need and that it exceeds the indicative amount set out in the policy, it is proposed that 31 of the 63 affordable units will be allocated first to those with an LLP to Sawston and Babraham. The other 32 units will be allocated based on the district wide register.
67. The proposed development is in accordance with policy H/10 of the Local Plan together with guidance contained within the Council's Affordable Housing SPD. All of the house types meet the Nationally Described Space Standards (NDSS) and they are all proposed to meet M4(2) Accessible and adaptable standard in accordance with policy H/12 of the Local Plan. Given the scale of the scheme, this affordable housing provision should carry significant weight in the determination of the application.

*Housing mix (inc. Custom build, M4(2) and National Space Standards)*

68. Adopted policy H/9 requires development to deliver a wide choice, type and mix of homes to meet the needs of different groups in the community. The policy states that market homes should consist of 30% 1-2 bedrooms, 30% 3 bedrooms, 30% 4 or more homes with 10% flexibility.
69. The policy also requires that on all sites of 20 or more dwellings developers will supply dwelling plots for sale to self and custom builders and that 5% of market homes in a development should be built to the accessible and adaptable dwellings M4(2) standard (rounding down to the nearest whole property).
70. The proposal includes the provision of 95 market dwellings. In accordance with the policy the 30% requirement each dwelling type should be at least 28.5 units. The proposed mix includes figure 2:

<b>Flats</b>	<b>Houses</b>	<b>Total</b>
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8x1bedroom flats	3x 1bedroom houses	
7x2 bedroom flats	10x2 bedroom houses	28 units (29.5%)
	38x3 bedroom houses	38 units (40%)
	29x 4 bedroom houses	29 units (30.5%)
		<b>95 units</b>

Figure 2

71. The proposed market mix for one/two-bedroom units would fall short of being compliant with the policy criteria by 0.5 units. Despite this small shortfall, the agent has overall still demonstrated that a wide choice of homes will be delivered on the site with a mixture of market homes. The scheme would therefore comply with the main aims and objectives of policy H/9 and paragraph 61 of the National Planning Policy Framework (2019).
72. In terms of self-build, the housing mix policy does not set criteria for how many self-build/custom build units are to be provided within a development.
73. The proposal would introduce four custom-build units (plots 10-13) in zone C. This will equate to approx. 5% of the market mix. This provision would accord with the standards that are being set by other local authorities in the country. These plots will be secured in the s106 agreement and the appropriate marketing of the plot will be undertaken in accordance with the agreed details and in consultation with the Council's housing strategy officers.
74. 53% of the development has been designed to meet M4(2) accessible and adaptable standards (all affordable units and 20 market units). This standard would exceed the requirement of 5% set out in policy H/9. A compliance condition will be included on the decision notice to ensure it is finished to this specification. Furthermore, all of the house types meet the Nationally Described Space Standards (NDSS) in accordance with policy H/12 of the Local Plan.

*Impact on the landscape and character of the area*

75. The application is accompanied by the Landscape Visual Impact Assessment to assess the likely effects upon the landscape resource, specific views and visual amenity of the area. This has been reviewed/considered by the Councils Landscape Officer.
76. The site is formed from a large arable field, which extends to the north and east and bounded by Dales Manor Industrial estate to the west. A Public Right of Way (PROW) runs along the western boundary of the site. The site was previously within the Green Belt but has now been removed. The site has panoramic views due to the lack of vegetation and flat arable land. It is visible from nearby public footways and Babraham Road/Sawston Road.
78. The South Cambridgeshire Village Capacity Study (1998) described this area of Sawston to be marked by 'large flat arable fields' with 'wide views across open farm land' with a 'harsh but well defined village edge' to the north and south of Babraham Road. Wider views down the village across the site exist with the existing housing and industrial estates create an abrupt urban edge.
79. During the SHLAA (August 2013), part of the reason for H1(b) and H1(c) being allocated was that any new development has the potential to have a positive impact on the landscape setting of Sawston provided the design makes provision of land to ensure a soft green edge to the east.

80. In order to mitigate the impact of the development, the proposal includes a landscape buffer, which will span across the northern-eastern boundary of the site. It will be between 6m-15m in depth with a small wooded area to the eastern tip. This feature is considered to provide a new soft green edge to this part of Sawston in accordance with the requirements set out in H1(b).
81. In terms of the built form, given the scale of the proposed development it will be readily visible from Babraham Road and wider view points and PROWs. The three storey apartment blocks and terrace units along Babraham Road have been located to the western edge of the site adjacent to the industrial units and built up framework.
82. The density of the site then cascades down to the east. This design approach has been endorsed by the Council's Design Enabling Panel and Landscape Officer as it limits the impact the higher/denser units have on the approach into Sawston from the east and from the Green Belt. In addition to the above the proposed dwellings to the front of Babrahm Road will be set back from the road continuing the character of the existing properties of Field View and Sutton House.
83. The proposal would therefore not cause any adverse landscape and visual amenity effects in the long term and would provide a significant landscape buffer that would mitigate the impact of the development to the open countryside in accordance with criteria in site specific policy H/1(d) and policies, NH/2 and HQ/1(a) of the adopted Local Plan. The detailed design, layout and landscaping has been commented on below.

#### *Heritage Assets*

84. Church Farmhouse is a Grade II Listed Building located to the east. Existing field boundaries will continue to separate the application site from the listed building and therefore the setting of the building will continue to be sustained in accordance with paragraph 192 of the National Planning Policy Framework.
85. Given the distance from the site to the Conservation Areas of Sawston and Babraham along with intervening development the development would also sustain there current setting in accordance with paragraph 192 of the National Planning Policy Framework.

#### *Layout, appearance, scale and landscaping*

86. A full set of technical studies have been submitted with the application and have informed the proposed layout and design of the scheme. This includes climate change mitigation and adaption. The scheme has also been discussed at various pre-application meetings dating back to 2015, Councils Design and Enabling Panel and Youth Engagement workshop.
87. The proposed layout and design of the development has been amended during public consultation to minimise overlooking to residential properties, to enhance landscape features and to improve the public open space.

#### *Layout*

88. The proposed layout has been influenced by the existing conditions on the site. This includes the proximity of the adjoining industrial units, the position of the existing residential properties, the byway that runs along the north-western boundary and the requirement for a significant landscape buffer to the north-eastern edge. Based on the

housing mix the development would be required to provide 1163sqm of formal play space, 1163 sqm of informal play space.

89. There will be four new vehicle access points into the development from Babraham Road to access different parts of the development. As per officer and Design Panel advice, the following parameters have been followed:
- The apartment blocks have been located along the western boundary but pulled away from the boundary to minimise any acoustic impact from the existing business park. Mechanical ventilation and heat recovery is proposed on rooms facing the business park so windows can remain closed.
  - The density of the site decreases towards the eastern boundary to give the development a more rural feel as it reaches the new edge of the village.
  - Road and footway links have been provided to connect the site with the existing cycle-paths and footways.
  - The by-way link has been protected and linked into the site for permeability.
  - The landscape buffer has increased along the northern and eastern edge to meet the requirements of H1(b) and provide an improved edge to the village.
  - Public open spaces (including LAP and LEAP) have been located on the site in multiple locations for ease of access by residents (area is approx 1566sqm).
  - Informal open space through the development in total delivering 2462sqm.
  - In terms of renewable energy, the southerly aspect of the site has been utilised to achieve higher levels of passive solar gain.
90. In terms of the affordable housing layout, three of the apartment blocks will be for affordable rent. They will be dispersed between an apartment block for affordable shared ownership units and another for market units. Properties along the road frontage will also be for affordable rent and shared ownership. Officers consider the units to be reasonably well separated by roads, landscaping and open spaces and therefore, despite concerns about clustering from third parties, does not consider that there would be significant harm resulting.
91. The gardens to the dwellings will be a minimum of 50 square metres. The majority of the apartments will have access to a balcony or terrace areas. Therefore the proposal would provide a suitable level of private residential amenity for future occupiers.
92. The layout of the development has been supported by design officers and for the above reasons and would comply with design objectives set out in Chapter 12 of the *'National Planning Policy Framework'* (2019) and Policy HQ/1 of the Council's Local Plan (2018) which seeks to secure a high quality design.
- Scale and Appearance*
93. To the west of the site the proposed building heights are 3.5 storey apartment buildings with the apartment building adjacent to the Green Belt being 2.5 storeys. The proposal then steps down to predominately two storey dwellings of modest size where they meet the countryside.
94. Whilst the apartments are taller than most residential units in the vicinity of the site they are next to industrial units and therefore act as a barrier to the visual impact of these units. This has been considered a suitable design solution. The scale of the rest of the development is reflective of other domestic dwellings found within the wider context of Sawston.

95. In terms of the appearance, the apartment blocks have been designed to give a more industrial presence along the western boundary. The design of the housing is simple with some influences taken from existing houses in the village, including terracing of units along Babraham Road.
96. The applicant has suggested the use of timber cladding, hanging tiles, red roofing tiles, red-brick, buff brick and grey roofing tiles to break up the dwellings and provide variety. The precise details of the external materials will be condition of any decision notice to ensure they are in keeping with the area.

*Landscape and trees*

97. The application is accompanied by a Landscape Visual Impact Assessment (LVIA) and Tree Survey and Arboricultural Implications report.
98. The Tree Survey indicates that the few trees that are on the site are young and self-set or part of the remnant boundary hedges. The existing boundary along the west is significant and has a series of planted ornamental trees behind it. The remnant hedges along the northern boundary are considered to be poor quality and offer minimal landscape value.
99. As a result of the layout of the development, the main features on the site are along the boundaries and these are shown to be retained and enhanced on the proposed plans. A scheme for their management will be required to ensure they continue to provide a suitable buffer to the development.
100. To mitigate the impact of the development, a landscape buffer will span along the northern boundary (approx. 280m in length and between 6m-15m in depth) that is proposed to comprise of mixed native hedgerow species, small trees and species of rich wildflower grass. Part of this buffer will also include a new perimeter footway which connects to the PROW and officers envisage will continue down and around the edge H1(c). This will connect the existing the established hedgerow to the west. Additional tree/shrub planting will line the streets. Unlike the existing, the hedgerows will be maintained by the management company on the site in perpetuity.
101. The County Councils Definitive map officer has requested a condition for there to be no tree or hedge planting within 2m of the PROW to ensure the vegetation does not encroach onto the path. The proposed plans indicate that the PROW will be 3m in width and will be aligned by a new native hedgerow. The hedgerow will add to biodiversity and will be maintained by the management company. Removing this feature would detract from the character of the area, remove an important biodiversity feature and leave no clear separation between the private car parking areas and the PROW. A management company will ensure it does not over-grow onto the PROW and therefore officers consider the condition to be unreasonable.
102. The Councils Tree Officer felt additional planting should be provided along the street frontages. As a result of this, additional tree planting has been included through the development, there were some areas trees couldn't be included as they were too close to some of the residential units but overall the scheme is considered to have sufficient level of planting that would enhance the character of the development.
103. The types, species, location, stock and details of planting to be retained and new planting has been submitted with the application. These details are considered to be acceptable; however, the landscape officer has requested an amendment to the new hedgerows to ensure more diverse native species are included. In addition, there are

discrepancies on the plans in regards to the internal boundary treatments. Therefore, a condition for this specific detail will be included in the vent the application is approved.

104. For the above reasons that proposal is considered to comply with policy HQ/1(a) of the Local Plan, which seeks to ensure developments, are of a high quality and sympathetic to the surroundings.

#### *Renewable Energy and Water Consumption*

105. A sustainability and renewable energy statement (as amended) supports the application. The Sustainability Officer concludes that the applicants appear to have a good understanding of the requirements of the Local Plan with reference to energy and carbon emissions and suggests a fabric first approach to achieving the required reductions. The applicant is also suggesting including 168 solar photovoltaics (PV).
106. Based upon these calculations, the suggested efficiency measures and solar PV system should achieve a 10.65% reduction in carbon emissions when compared to a Building Regs 2013 Part L compliant development, of which 10.04% is achieved using renewable energy generating technology. This would make the proposed development compliant with the requirements of policy CC/3 of the adopted Local Plan. The applicant will need to provide accurate SAP calculations, based on detailed design stage drawings, proving the above mentioned carbon reductions prior to occupation. This can be secured via condition.
107. In terms of water consumption, the application has set out details of how the development would achieve levels below 104.7 litres/person/day. This provision would accord with policy CC/4 of the adopted Local Plan. A condition will be applied to the decision notice for full water conservation and management plan to ensure the applicant complies with the requirements of the policy.

#### *Residential Amenity*

108. Policy HQ/1(n) seeks to protect the health and amenity of occupiers and surrounding uses from development that is overlooking, overbearing or results in a loss of daylight which avoids unacceptable impacts such as noise, vibration, odour, emissions and dust. The Council also has a District Design Guide (2010) which seeks to guide development in the area.
109. The most affected properties by this development will be Field View and Sutton House. These properties were constructed together in the 1930s and to date have been in an isolated position in the centre of an arable field. Both properties are accessed off Babraham Road. Occupiers of the properties have raised various concerns to the proposed development.
110. Overlooking - As amended, there are no first floor side facing windows located in the elevations of plot 7, 21 or 36. Therefore no direct overlooking impacts to existing windows or garden areas will be experienced from these units. First floor windows will be located in plots 9-13 and which sit at an oblique angle to the garden areas. The proposals include a 1.8m high fence and enhanced boundary treatment around the gardens. Given the separation and the proposed new boundary, overlooking impacts to the garden of Field View or Sutton View would not result in significant harm.
111. Overbearance/Overshadowing - Field View will sit adjacent to plot 7 (approx. 4m gap). Concerns have been raised in regards to the impact of plot 7 to the side facing

windows/rooms in Field View. In officer's view, the guidance set out in the Councils Design Guide SPD (2010) is not directly relevant to this scenario as the windows face the side boundary of the property and not primary windows to the front or rear.

112. Officers visited the properties to consider the impacts. At first floor Field View currently has a (non-obscure) side-facing window serving a bedroom. This window appears to have been more recently installed. Notwithstanding this, there is another principal window to the room providing views across Babraham Road and on this basis significant harm in terms of overshadowing or overbearing to that room is not identified.
113. Concerns have also been raised to the impact to the ground floor bedroom of the same property. The ground floor bedroom appears to be a converted garage and contains two long narrow windows. The occupier explained that the garage was converted a number of years ago. These windows currently look onto the side boundary. At present there are no boundary treatments (fencing or hedging) to obstruct views but under permitted development rights these measures could be carried out by a land owner.
114. It is unreasonable for side facing windows to be given the same protection as forward or rear facing windows given that they rely on an adjacent land for their outlook. Therefore given what could be carried out under permitted development and the fact there is still a 4m gap officers consider significant harm would not result.
115. For the reasons set about above, the proposal is considered to accord with policy HQ/1(n) and provides a good level of amenity for existing and future occupiers.

*Highway safety and cumulative impact on the network*

116. The National Planning Policy Framework paragraph 109 states developments should only be prevented or refused on highways grounds if there would be an 'unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'.
117. The application is accompanied by a Transport Statement (TS) by TPA (dated March 2019). Within the TS estimations have been made on the quantum of trips that may be generated by the proposed development.
118. In terms of the car, it concludes that roughly 78 departures and 16 arrivals in AM peak (between 8am-9am) and 64 arrivals and 20 departures in the PM peak (5pm-6pm). In terms of the vehicle distribution, the TS conclude that approximately 48-50% of traffic will travel out of the site to the east (towards Babraham) and 50-52% to the west (into the village).
119. To create a robust evidence base, the applicant has included details of Local Plan allocation sites to predict what the localised traffic increase will be. In addition to this they have also considered the committed developments within the area and general growth predications. This includes the allocation of 240 dwellings on H1(c) on the opposite side of the road.
120. The LHA are therefore content that the site H1(c) has been included within the analysis sufficiently and the cumulative impacts have been considered despite concerns being raised by third parties. When H1(c) comes forward, they will need to address the committed developments like H1(b), and include H1(b) if its approved.

121. From the modelling carried out, the report concludes that when taking the proposed, growth and committed developments there would be limited material impact arising to key junctions around Sawston with the exception of making minor traffic signal amendments (along with contribution for its maintenance). In addition to this the LHA have requested the following mitigation measures in order to encourage future occupiers to use alternative modes of transport inline with policy TI/2 of the Local Plan:
- Widening of the existing footway to 3m where possible on Babraham Road on the north side between the site and Walkelin Avenue as part of S278
  - Relocating the Cambridge bound bus stop from Churchfield Avenue to Babraham Road with the location of a new bus stop shelter as part of S278 (along with maintenance contribution)
  - Travel Plan
122. The LHA do not consider that the additional traffic flow through the village of Babraham from this development would result in the need for mitigation from this application.
123. The applicant has agreed to the provision of re-locating the bus-stop, contributions towards the maintenance of the signalling and travel plan given it will be of merit to future occupiers. However, has raised concerns to the request to widen the existing footway. In their view this measure is not required to mitigate the impact of the development given the small number of occupiers that are likely to use this. Given that this request has been submitted late in the day by CCC, officers will explore options and provide the Planning Committee with an update.
124. In terms of suitability of the access points, the TS data supports the applicant's proposal and demonstrates vehicle visibility splays to the main vehicle accesses into the site can be achieved within the ownership of the applicant and across highway authority land. This information demonstrates vehicles can enter and leave the site safely.
125. During the course of consultation concerns have been raised by the landowners of H1(c) that the four new vehicular access points to the development would prejudice the future delivery of H1(c). In their view there would be insufficient room for new access points taking into account the space they would need to leave between junctions.
126. To address this, the applicants instructed their highways consultant (TPA) to undertake a feasibility study. An indicative plan has been submitted with the amendments which demonstrates that two new access points could be achieved to H1(c) alongside the four access points of H1(b). This information has been reviewed by the LHA who have not raised any objections to this layout.
127. In addition to the above the LHA have also requested a 3m wide footway/cycle-way along the frontage of Babraham Road. The applicant has included a 2m wide footway, however, and states that 3m would be unnecessary given the cycle path on the opposite side of the road. In addition, there would not be sufficient space to the front of the existing properties of Field View and Sutton House to accommodate an increase. Given that crossing points to the main cycle route will be conditioned, on balance, officers consider 2m to be acceptable.

128. The applicant has secured a Section 278 under the Highways Act 1980 to move the 30mph limit towards the eastern edge of the site. This will need to be re-applied for as it expires in May but the principle of moving this has been permitted.
129. The BHS Assistant Access Officer has suggested a horse refuge island is proposed to the south-west corner of the site, which will comprise an area of open space to mount/demount before crossing. This provision can be secured by condition on the decision notice.
130. The BHS Assistant Access Officer has suggested that access should be provided within the development. This is not considered to be appropriate as it would be encouraging horses to use the estate roads.
131. There are no reasons on highways or transport grounds to refuse the planning application for development in this location. The proposal would therefore comply with paragraph 109 of the National Planning Policy Framework which seeks to protect highway safety and limit impacts on the highway network. A travel plan, bus stop re-location, signal amendments will be secured via planning condition to ensure sustainable modes of transports are encouraged when the dwellings are occupied as per TI/2 of the Local Plan. The widening of the footpath will be discussed in more depth and an update provided.

#### *Parking*

132. Across the site car parking is provided via private driveways, garages and courtyard parking areas. The car parking levels falls below the standard set out in figure 12 of TI/3 of the adopted Local Plan but these are indicative standards only.
133. The scheme delivers one car parking space per one-two bedroom property and two spaces per three-four bedroom property. Given the sustainable location of Sawston and the good access to a range of amenities including shops, public transport and rights of way, it is considered the level of parking provided is sufficient to meet need in this location in accordance with policy T1/3 of the Local Plan.
134. In terms of cycle parking, each dwelling without a garage will have a shed in their rear garden areas for cycle storage. The apartment units will each have access to an enclosed cycle shed within the grounds. This allocated provision would be in accordance with TI/3 figure 12 which sets out minimum cycle parking provision per dwelling. A compliance condition will be included to ensure the cycle parking is completed prior to occupation of the dwellings.

#### *Flood Risk and Drainage*

135. The topography of the site consists of a gentle and steady slope from east to west. There are no watercourses in the area and surface water run-off from Babraham Road currently discharges via a series of small grips into the development area. The site is within a Flood Zone 1 (low risk of flooding).
136. Flood Risk - To determine whether the development would have a detrimental off-site impact to surrounding properties a Flood Risk Assessment was undertaken by Walker Associates Consulting on behalf of the applicants and amended in February 2019. This assessment was originally based on 141 residential units. The increase in units to 158 is marginal in the context of an FRA and as there has been no consultee objections on these grounds. Officers consider the assessment still remains relevant to the site.

137. Flooding from other sources such as groundwater, sewers and from other artificial sources has been found not to affect the proposed development. A small area at the south-west corner of the site is indicated to be affected by surface water flooding due to the grips in the road which causes run-off into the site. However, in consultation with the Local Highways Authority the frontage along Babraham Road will be kerbed with new French drains and gullies.
138. Surface Water Drainage Discharge - The surface water drainage strategy was amended following a holding objection from the Lead Local Flood and Water Authority (LLFA). As amended, the surface water drainage will be dealt with onsite using a series of SuDS measures in the form of soakaways and permeable paving. The testing undertaken suggests that these methods would be most suitable for this site. A condition has been recommended to ensure the design of the soakaways is for 1 in 100 years plus 40% climate change.
139. Foul water drainage - The applicant has confirmed that all sewage pipes on the site have been surveyed. The foul water generated from the site will be connected to the adjacent adopted sewer system on Babraham Road. This will be subject to a S106 connection application with Anglian Water. Anglian Water has confirmed that the sewerage system at present has available capacity for these flows. A condition will be included on the decision notice for a foul water details.
140. For the above reasons, the proposed development is in accordance with policies CC/7, CC/8 and CC/9 of the adopted Local Plan and guidance contained within the Cambridgeshire Flood and Water SPD (2016) which seek to ensure suitable measures are included in new developments to minimise risk from flooding and create benefits for amenity and biodiversity.

#### *Biodiversity*

141. The site sits within the Impact Risk Zone of a local statutory site and as the development is for 158 residential units it fits the criteria that require consultation with Natural England. Natural England has provided a consultation response and have raised no objection. There are no non-statutory protected sites that are likely to be impacted by this development. Species records show a healthy population of breeding birds, foraging bats, and other small mammals have been recorded in the vicinity.
142. The application is supported by a Preliminary Ecological Appraisal (PEA) (Landscape Planning Limited, September 2018 and updated December 2019), with field work and data searches conducted in June 2017. The report has concluded that breeding birds may provide ecological constraint, foraging bats may be present, and that some of the grassland margins may be suitable for reptile populations. It has amended advice concerning reptile and foraging bats to a satisfactory level, and recommended a working method statement is produced to remove any residual risk of harm. The Councils Ecology Officer is in agreement with the strategy and has recommended securing the method statement by planning condition.
143. The applicant has also revised their Landscape Management Plan (Liz Lake Associates, March 2019), Landscape Masterplan (drawing no. 2071 01 G), and provided a copy of the Biodiversity Impact Assessment Calculator.
144. The calculation shows there will be a small net loss in measurable biodiversity; however the Councils Ecologist has concluded that no further measurable gain can be found within the current layout and that the applicant has taken every opportunity to

provide a measurable net gain in biodiversity. It is therefore suggested that the applicant over-provides in terms of ecological enhancement features to make up the difference. An over provision of bird boxes, hedgehog boxes, bug hotel features could provide the additional biodiversity enhancement necessary to address National Planning Policy Framework paragraph 175 and policy NH/4 of the Local Plan. A compliance condition has therefore been requested to secure the submitted LMP and master plans.

#### *Noise Impact*

145. The application is supported by a Noise Impact Assessment by Cass Allen (dated September 2018). The Environmental Health Officer is in general agreement with the methodology and the consideration that has been given to extant permissions/operations on the Dales Manor Business Park.
146. The average noise levels across the site were generally dictated by road traffic and the operations being undertaken on Dales Manor Business Park. 3D modelling was undertaken and found that acceptable noise levels are predicted to be achieved subject to the implementation of a 1.8m acoustic fencing to allocated gardens and where windows to bedrooms face the business park, ventilation will be installed so the windows can remain closed.
147. This report has been considered by the Councils Environmental Health Officer, who is in agreement with the layout of the site. However, has recommended a condition for the submission of a Noise Mitigation Strategy to ensure the proposed glazing features in the windows that face Dales Manor meet the right specifications.
148. Noise during construction activities is inevitable with any new development. However, the standard conditions for operation hours and construction management plan conditions will be included on any decision notice to limit activity.
149. On this basis applicant has therefore demonstrated an acceptable impact on the indoor and outdoor acoustic environment of the development in accordance with policy SC/10.3 of the Local Plan which seeks to avoid noise giving rise to significant adverse impact on health and quality of life as a result.

#### **Other Matters**

150. Archaeology - As requested by the County Council Archaeology Officer, a condition will be placed on the decision notice to ensure the site is subject to a programme of archaeological investigation given findings in the area. This would be in accordance with policy NE/14 of the adopted Local Plan which seeks to sustain heritage assets.
151. Broadband - A BT open reach and Virgin Media plan has been submitted with the application, showing connection points on Babraham Road for Openreach and just to the west of the site for Virgin Media. . A compliance condition will be included on the decision notice to ensure the ducting from the properties is provided prior to occupation.
152. Lighting - A detailed lighting plan will be conditioned on the application prior to there installation. This will ensure street lighting is extended to the new built up edge as per the request of the Parish Council.
153. Waste and recycling - The proposed development takes into account appropriate accommodation for waste storage in accordance with the RECAP Waste

## Management Design Guide SPD.

154. Off-site contributions - The Councils S106 officer has consulted with the Parish Council and applicant on proposed projects within Sawston and Babraham that the developments contribute towards.
155. In terms of formal sports an offsite contribution of £158,402.17 towards the cost of building a new pavilion on the Cambridge City Football club (Sawston). Children's play space (a) onsite LEAP for 2-8year olds and (b) a contribution of £40,000 towards a new skate park on Lynton Way (Sawston).
156. Indoor meeting space an offsite contribution of £71,914.64 towards the cost of building a new multi purposes community hub adjacent to the primary school (Babraham).
157. A Public Art contribution of £20,000 towards funding of performance arts space and facilities within the new Babraham Village Hub. This contribution would comply with policy HQ/2 'Public Art' of the Local Plan which seeks to encourage public art from new developments.
158. The Council's S106 Officer has reviewed the projects and officers consider in this format they meet the tests of CIL regulations 123 and are necessary to mitigate the impact of the development. They will be secured via s106 agreement and the heads of terms is attached to this committee report. The contributions area considered required in accordance with policies SC/6, SC/7, and SC/8 of the Local Plan.
159. Other Matters - Officers understand that there have been some previous typographical errors through Local Plan documentation about the site in Babraham/Sawston Parish boundaries. This has not affected this planning assessment or recommendation.

## **Conclusion**

160. In accordance with paragraph 11 of the National Planning Policy Framework, decisions should apply a presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with an up-to-date development plan without delay.
161. The site has been allocated for development in the newly adopted Local Plan and includes both market and affordable houses. These homes will contribute to maintaining the Councils five-year housing land supply.
162. In terms of economic and social benefits, contributions towards education and off-site community facilities will mitigate the impact of future occupiers and enhance existing facilities within the village.
163. In terms of environmental benefits, the sustainability of the location for the number of dwellings has been tested through the Local Plan examination and through this planning assessment and is considered to be an acceptable one to develop for the scale proposed.
164. Following amendments, the layout, scale and appearance of the development are considered to be acceptable and presents a good quality scheme that will preserve the character and appearance of the area, landscape setting and be acceptable in relation to the impact on existing residential amenity.

165. A s106 agreement will need to be secured for contributions toward off-site provision, affordable housing, education, landscaping maintenance in perpetuity and custom-build provision. Conditions will also need to be applied to any decision notice to ensure there is a suitable means of drainage from the site and the access/footways are built in accordance with the requirements from the Local Highways Authority.
166. For the above reasons, the proposal would accord with the development plan and officers recommend that the application should be approved.

### **Recommendation**

167. Notwithstanding the earlier decision to defer the application, officers recommend that the Planning Committee be minded to approve the application subject to:

### **Requirements under Section 106 of the Town and Country Planning Act 1990**

168. See appendix 3 - Heads of terms

### **Conditions and Informatives**

169. Planning conditions and Informatives as 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 determination of the application.

### General

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.  
(Reason - To ensure that consideration of any future application for development in the area will not be prejudiced by permissions for development, which have not been acted upon.)

The development hereby permitted shall be carried out in accordance with the following approved plans: 079-803

079-804  
079-501B  
079-502B  
079-PL201E  
079-PL202E  
079-PL203D  
079-PL204D  
079-PL205D  
079-PL206D  
079-PL207F  
079-PL208D  
079-PL210D  
079-PL211E  
079-PL212E  
079-PL213C  
079-PL214C  
079-PL215D  
079-PL216D  
079-PL217C  
079-PL218C  
079-PL219D  
079-PL220D

079-PL221D  
079-PL222D  
079-PL224A  
079-PL225  
079-PL101AC – Dwellings per hectare  
079-PL101AC Apartments Semi Private Areas  
079 - PL01 Rev B (06.07.18)  
Landscape Strategy 2071-01A  
2071-01G  
2071-02D  
2071-03D  
2071-04D  
2071-05D  
2071-06E  
2071-07E  
2071-08C  
2071-09C  
2071-10C  
2071-11D  
2071 LMP final 19 03 11  
2071 LVIA  
2071 LVIA Appendix A figures 1-4  
2071 LVIA Appendix A figures 5-6  
2071 LVIA Appendix B  
2071 LVIA Appendix C  
Babraham Road Planting Schedule A  
0793-DFL-LSD-001A  
0793-DFL-LS-001B  
079-PL001 Location Plan  
079-PL101AH Proposed Scheme  
RP01-16323 Rev 3 – Noise Assessment  
993 Planning Statement Rev C  
SRES/BR/201809-BC Rev A - Sustainability Report with appendices  
1508-13 TN01  
1508-13 TN02 Rev A  
19746UG-01  
1974UG-02  
19746UG-03

(Reason - To facilitate any future application to the Local Planning Authority under Section 73 of the Town and Country Planning Act 1990.)

2. Except for demolition, no development shall take place above slab level, until details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. 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 South Cambridgeshire Local Plan 2018).

#### Landscaping and boundary treatment

3. Prior to the first occupation of the development, the following soft landscape works shall be submitted to and approved in writing by the Local Planning Authority :
  - Density of the shrub planting through the site
  - Details of the species of the native hedge along the western boundary and

pedestrian link through the site.

(Reason - To ensure the development is satisfactorily assimilated into the area and enhances biodiversity in accordance with Policies HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018).

4. All hard and soft landscape works shall be carried out in accordance with the updated details in condition 4 and the following plans; Proposed Scheme 079-PL101 Rev AH & Hard Landscape Proposals 2071 11 Rev D. 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 HQ/1 and NH/6 of the adopted South Cambridgeshire Local Plan 2018.)
5. Prior to the first occupation of the development a plan indicating the positions, design, materials and type of boundary treatment to plots 5, 16, 19,28, 30, 31 and 32 shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment to the existing properties known as Field View and Sutton House should be erected prior to the commencement of development. The boundary treatment for each new dwelling or apartment building shall be completed before that/the dwelling is occupied in accordance with the approved plan *Proposed Scheme 079-PL101 Rev AH & Hard Landscape Proposals 2071 11 Rev D* and updated details as a result of this condition and shall thereafter be retained. (Reason - To ensure that the appearance of the site does not detract from the character of the area and to protect residential amenity in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

### *Ecology*

6. No development shall take place (including demolition, ground works, vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include the following.
  - a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timings of sensitive works to avoid harm to biodiversity features.
  - e) The times during which construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs if applicable.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless

otherwise agreed in writing by the local planning authority (Reason – To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

7. The development, hereby permitted, shall be carried out in accordance with the Landscape Management Plan (Liz Lake Associates, March 2019), Landscape Masterplan (drawing no. 2071 01 G), and Biodiversity Impact Assessment Calculator and managed as such thereafter. (Reason - To conserve biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).
8. Notwithstanding the submitted details, prior to above ground works a scheme for biodiversity enhancement, such as incorporation of permanent bat roosting feature(s) and or nesting opportunities for birds, shall be submitted to and agreed in writing with the Local Planning Authority. The approved details thereafter shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme. The scheme shall include, but not limited to, the following details:
  - a. Description, design or specification of the type of feature(s) or measure(s) to be undertaken.
  - b. Materials and construction to ensure long lifespan of the feature/measure
  - c. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken.
  - d. When the features or measures will be installed and made available.(Reason - To achieve a net gain in biodiversity in accordance with policy NH/4 of the adopted South Cambridgeshire Local Plan 2018).

### Highways

10. No demolition or construction works shall commence on site until a construction traffic management plan has been agreed with the Planning Authority. The principle areas of concern that should be addressed are:
  - i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway).
  - ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
  - iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
  - iv) Control of dust, mud and debris, in relationship to the functioning of the adopted public highway(Reason - In the interests of highway safety in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
11. Prior to the first occupation of the development, details of the proposed arrangements for future management and maintenance of the proposed streets within the development shall be submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an Agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.(Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe in accordance with HQ/1 of the adopted South Cambridgeshire Local Plan 2018).

12. Prior to the first occupation of the development, the proposed access shall be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway. The access shall be constructed using a bound material to prevent debris spreading onto the adopted public highway. (Reason - In the interests of highway safety in accordance with policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018).
13. The cycle parking shall be installed in accordance with the agreed details in plan 079-PL224 prior to the occupation of the dwelling/apartments to which it relates. (Reason – To ensure the development complies with policy TI/3 of the adopted South Cambridgeshire Local Plan 2018).
14. Prior to the first occupation of the development a scheme to secure the re-location of the Cambridge bound bus stop from Churchfield Avenue to Babraham Road shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out by the applicant in accordance with the approved details prior to the occupation of the dwellings. (Reason - To secure appropriate means of public transport in reasonable proximity to the site in accordance with policy TI/2 of the adopted South Cambridgeshire Local Plan 2018).
15. The Travel Plan by TPA (dated September 2018) to reduce car dependency and to promote alternative modes of travel shall be implemented and monitored in accordance with the details of the report thereafter. (Reason - To reduce car dependency and to promote alternative modes of travel in accordance with Policy TI/2 of the adopted South Cambridgeshire Local Plan 2018).
16. Prior to the first occupation of the development a scheme for a horse refuge to the south western corner of the site, which will comprise of an area of accessible open space to mount/demount of a horse, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details prior to the occupation of the dwellings. (Reason - To achieve permeable development with ease of movement and access for all users and abilities in accordance with policy HQ/1(f) of the adopted South Cambridgeshire Local Plan 2018).
17. Prior to the first occupation of the development, the access points and pedestrian/cycle footway to adequately serve those dwellings to the front of Babraham Road shall be implemented in accordance with the approved details set out in plan PL01 Rev B (06.07.18) (Reason - To reduce car dependency, to promote alternative modes of travel and to create sufficient access points in accordance with Policy TI/2 of the adopted South Cambridgeshire Local Plan 2018)

#### Drainage

18. No development other than site preparation, ground works and enabling works shall commence until a surface water drainage scheme for the site, based on sustainable drainage principles, has been submitted to and approved in writing by the local planning authority. The scheme shall subsequently be implemented in accordance with the approved details before development is completed. The scheme shall be based upon the principles within the agreed

Flood Risk Assessment and Drainage Strategy Report prepared by Walker Associates Consulting Limited (ref: 6924) dated August 2017 and shall also include:

- a) Full calculations detailing the existing surface water runoff rates for the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm events;
- b) Full results of the proposed drainage system modelling in the QBAR, 3.3% Annual Exceedance Probability (AEP) (1 in 30) and 1% AEP (1 in 100) storm event storm events (as well as 1% AEP plus climate change) , inclusive of all collection, conveyance, storage, flow control and disposal elements and including an allowance for urban creep, together with an assessment of system performance;
- c) Detailed drawings of the entire proposed surface water drainage system, including levels, gradients, dimensions and pipe reference numbers;
- d) Temporary storage facilities if the development is to be phased;
- e) A timetable for implementation.
- f) Details of overland flood flow routes in the event of system exceedance, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants;
- g) Full details of the maintenance/adoption of the surface water drainage system;
- h) Measures taken to prevent pollution of the receiving groundwater and/or surface water the drainage scheme must adhere to the hierarchy of drainage options as outlined in the NPPF  
(Reason - To ensure that the proposed development can be adequately drained and to ensure that there is no increased flood risk on or off site resulting from the proposed development).

19. No development other than site preparation, ground works and enabling works shall commence until a foul water drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be constructed and completed in accordance with the approved strategy prior to the occupation of any part of the development or in accordance with an implementation programme agreed in writing with the Local Planning Authority.  
(Reason - To reduce the risk of pollution to the water environment and to ensure a satisfactory method of foul water drainage in accordance with Policies CC/7 and CC/8 of the adopted South Cambridgeshire Local Plan 2018).

20. Prior to the first occupation of any dwellings hereby permitted details of the long-term maintenance arrangements for the surface water drainage system (including SuDs features) shall be submitted to and approved in writing by the Local Planning Authority. The submitted details should identify run-off sub catchments, SuDS components, control structures, flow routes and outfalls. In addition, the plan must clarify the access that is required to each surface water management component for maintenance purposes. The maintenance plan shall be carried out in full thereafter.  
(Reasons - To ensure that satisfactory maintenance of unadopted drainage systems in accordance with the requirements of paragraph 103 and 109 of the National Planning Policy Framework).

#### Environmental Health - insulation

21. No development above slab level shall take place until a scheme for protecting the proposed dwellings and apartments from noise from Dales Manor

Business Park (to the west) and noise from the existing and proposed roads has been submitted to and approved in writing by the Local Planning Authority. All works which form part of the scheme shall be completed before the first occupation of any of the relevant dwellings. (Reason - To ensure a satisfactory level of amenity for future occupants in accordance with Policy SC/10 of the South Cambridgeshire Local Plan 2018).

#### Environmental Health - during construction

22. No development shall commence until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out the management measures which builders will adopt and implement for the construction effects on the surrounding environment and community. The development shall be carried out in accordance with the agreed details. (Reasons - To protect amenities of nearby residential properties and the environment in accordance with policy SC/11 of the adopted South Cambridgeshire Local Plan 2018)
23. The approved lighting scheme shall be installed, maintained and operated in accordance with the approved details in drawing numbers 0793-DFL-LS-001\_B and 0793-DFL-LSD-001-A. (Reason - To protect local residents from light pollution / nuisance and protect / safeguard the amenities of nearby residential properties in accordance with SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
24. No construction work and/or construction related dispatches from or deliveries to the site shall take place other than between the hours of 08.00 to 18.00 on Monday to Friday, 08.00 to 13.00 hours on Saturdays and no construction works or collection / deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise approved in writing by the local planning authority. (Reason - To protect the amenities of nearby residential properties in accordance with policy SC/10 of the adopted South Cambridgeshire Local Plan 2018.)
22. In the event of the foundations for the proposed development requiring piling, prior to piling taking place the applicant shall provide the local authority with a report / method statement for approval detailing the type of piling and mitigation measures to be taken to protect local residents noise and or vibration. Potential noise and vibration levels at the nearest noise sensitive locations shall be predicted in accordance with the provisions of BS 5528, 2009 - Code of Practice for Noise and Vibration Control on Construction and Open Sites Parts 1 - Noise and 2 -Vibration (or as superseded). Development shall be carried out in accordance with the approved details. (Reason - To protect the amenities of nearby residential properties in accordance with Policies HQ/1 and SC/11 of the adopted South Cambridgeshire Local Plan 2018.)

#### Sustainability and renewable energy

25. No development above slab level shall take place until an Electric Vehicle Charging Plan has been submitted to and approved in writing by the local planning authority. The Plan should include the details of the provision of cabling infrastructure location having regard to parking associated with various planning class uses. (Reasons – To ensure charging points can be installed as the request of future occupiers to enhance the sustainability credentials of the

development in accordance with CC/4 of the adopted South Cambridgeshire Local Plan 2018).

26. Prior to the occupation of the development updated SAP calculations, based on the approach outlined in Sustainability and Renewable Energy Statement SRES/BR/201809-BC (dated September 2018) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved strategy. (Reason - To ensure an energy efficient and sustainable development in accordance with CC/3 of the adopted South Cambridgeshire Local Plan 2018 and that outlined in the submitted document).
27. The Water Conservation strategy as set out in the Sustainability and Renewable Energy Statement SRES/BR/201809-BC (dated September 2018) shall be carried out in accordance with the agreed details prior to the occupation of the dwellings. (Reason - There is a high demand for limited water resources in the East of England; therefore it is necessary to manage water use in accordance with South Cambridgeshire Local Plan policy CC/4).
28. Prior to the first occupation of the development, infrastructure to enable the delivery of broadband services to industry standards should be provided for each of the dwellings. (Reason – Support the implementation of the South Cambridgeshire Economic Development Strategy in accordance with policy TI/10 of the adopted South Cambridgeshire Local Plan 2018.)
29. Sustainable show home condition - wording to be updated

#### Permitted Development

30. 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 Classes B or C of Part 1 of Schedule 2 of the Order shall take place on the side elevations of plots 7, 21,36 in Zone B of the development. (Reason - To protect neighbouring amenity of the existing dwellings - in accordance with Policy HQ/1 of the adopted South Cambridgeshire Local Plan 2018.)

#### Archaeology

31. No demolition/development shall take place until a written scheme of investigation (WSI) for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI which shall include:
  - a) The statement of significance and research objectives;
  - b) The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
  - c) Programme for post-excavation assessment and subsequent analysis, publication & dissemination, and deposition of resulting material.

The programme shall include the timetable for the investigation is included within the details of the agreed scheme. The development shall be carried out in accordance with the agreed details. (Reason - To protect historic assets in

accordance with policy NH/14 of the adopted South Cambridgeshire Local Plan 2018.)

32. Notwithstanding the approved plans, the dwelling on plots Zone A – Plots 1-4, 24-79, Zone B – Plots 1-3, hereby permitted, shall be constructed to meet the requirements of Part M4(2) 'accessible and adaptable dwellings' of the Building Regulations 2010 (as amended 2016). (Reasons - To ensure the units are accessible and adaptable in accordance with policy H/9 of the adopted South Cambridgeshire Local Plan 2018).

### Informatives

1. This permission is subject to an Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) dated .....
2. During construction there shall be no bonfires or burning of waste on site except with the prior permission of the Environmental Health Officer in accordance with best practice and existing waste management legislation.
3. Granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.
4. Public Restricted Byway No. 10 Babraham must remain open and unobstructed at all times. Building materials must not be stored on Public Rights of Way and contractors' vehicles must not be parked on it (it is an offence under s 137 of the Highways Act 1980 to obstruct a public Highway).
5. Landowners are reminded that it is their responsibility to maintain boundaries, including trees, hedges and fences adjacent to Public Rights of way, and that any transfer of land should account for any such boundaries (s154 Highways Act 1980).
6. The granting of planning permission does not entitle a developer to obstruct a Public Right of Way (Circular 1/09 para 7.1).

### **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 SPDs
- Planning File reference S/1486/18/FL

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