

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

10 April 2019

AUTHOR/S: Joint Director for Planning and Economic Development

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

Update to Report

1. Update to paragraph 10 - Planning History

PRE/0322/15 (June 2015) - Pre-application for 129 dwellings – The following comments were provided: *'The erection of 129 dwellings would equate to a density of 35 dwellings per hectare. This density would fall short of the required density of 40 dwellings per hectare for sustainable locations set out in the development plan*

policies and a higher density of development is required'.

2. Update to paragraph 20 - Education and Growth Consultation

Amended due to typo error - Primary school expansion to Icknield Primary School site or expansion to Babraham Primary School. Contributions are sought on the basis of £20,333 per place; therefore a total contribution of £569,324 (£20,333x28) is required.

3. Update to paragraph 28 and 123 - Footpath widening

The CCC Transport Assets team have requested that a condition is included on any decision notice for the widening of the footway along Babraham Road between the site and Wakelin Avenue so this network can be used by cyclist and pedestrians. This provision has been set out in updated memo 5th April 2019. The widening works will need to be carried out by the developer and implemented in accordance with an agreed timetable.

The applicant disagrees with the CCC Transport Assets team and has argued that the condition/request is not required to make the development acceptable and is not CIL compliant. The following reasons have been put forward:

- Transport Assessment states there will only be 12 cyclists in the AM peak.
- No deficiency in relation to the width of the footway.
- Cycle team are already considering a proposal to the southern side of the highway.
- No feedback from the parish council on this matter
- Crossing points, traffic calming feature, extension of 30mph and travel plan have already been secure

Initial consultation responses required this to be undertaken on the north-side of Babraham Road; however, follow up discussions with local members and cam-cycle have indicated a preference to the widening on the south side to link up to the existing cycle path that goes to Babraham. Officers consider this to be a more logical approach. The CCC has explained that the remainder of the widening works to the Cambridge Road/New Road/Hillside junction will be requested from H1(c) when this site comes forward. CCC has confirmed there is no allocated funding towards this project to date from Camb cycle.

In terms of relevant policies to secure this provision, policy S/2 states that the vision for the Local Plan will be secured through the achievement of 6 key objectives, of which one is: "To maximise potential for journeys to be undertaken by sustainable modes of transport including walking, cycling, bus and train." Policy TI/2 of the Local Plan requires the protection and improvement of existing cycle and walking routes to ensure effectiveness and amenity of those routes are maintained and were appropriate this includes widening. Policy HQ/1(f) seeks to achieve a permeable development with ease of movement and linking site to surroundings including services and facilities. The site specific allocation for H1 (b) also requests that any contributions to highway works that are required to mitigate the impact of development

as a whole on the eastern flank.

The proposed works would extend the existing cycle network further into the village of Sawston, in the direction of the services and facilities in the High Street and also to the secondary school. Occupiers of the development would be able to utilise this network if this provision was secured and this would enable a modal choice in accordance with the above local policies and paragraph 102/108 of the national framework.

The CCC explain that the figures presented in the TA which indicate 12 cycle movements AM peak from the site are only for those that travel to work and that these figure excludes those that need to get to schools or other facilities of which would be higher. Furthermore, the TA modelling does indicate the Cambridge Road/New Road/Hillside is close to capacity and therefore the proposals that encourage more sustainable modes of travel into the village are essential.

Without securing this improvement, future occupiers of both H1 (b) and H1(c) (which when taken cumulatively could be in excess of 400-500 households) would need to cycle on the road-side into the village centre which is un-safe and not welcoming.

For the above reasons, officers consider the request to be necessary to make the development acceptable in planning terms, directly related to the development and fair and reasonable related in scale and kind to the development in accordance with CIL regulations 123 and policies S/2, T1/2 and HQ/1 of the adopted Local Plan 2018. As such a condition will be applied.

4. Update paragraph 32 - Tree officer comments

The Councils Tree Officer has reviewed the amended plans and has welcomed the amendments including the varied orchard species. As such there are no objections subject to the following conditions:

- Hedge and tree protection compliance condition in accordance with Tree Protection Plan 69905-01rev A
- Movement of the street light away from the RPA to the Liriodendron tulipifera adjacent to plot 33.

5. Update paragraph 74 - M4(2) standards

For clarification, the percentage of M4 (2) on the site is 40%.

6. Update to paragraph 51 - Secondary education contributions

There are on-going concerns from the applicant around the overall cost of the secondary school expansion at £5,000,000 and the cost per place at £33,333. The CCC Education Authority are currently providing more information to direct this figure. Therefore, if members seek to give delegated approval, officers recommend that the figure in the final contribution is agreed with the chair and vice chair prior to determination.

7. **Update to paragraph 169 - updated/added conditions**

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.
- Confirmation that the lighting adjacent to plot 33 will be moved from the RPA of the Liriodendron tulipifera.

(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).

New - The tree and hedgerow protection should be carried out in accordance with the Tree Protection Plan (TPP) 69905-01revA. (Reasons - To ensure trees and hedgerows to be retained are protected during construction phases in accordance with HQ/1 of the Local Development Framework 2018).

New - No development above slab level shall take place until a scheme to secure the widening of the footway to 3m (where possible) on the south side of Babraham Road from the end of the cycleway (near Lynton Way) to Walkelin Avenue, has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall also include a timetable for its implementation. The development shall be carried out in accordance with the agreed details. (Reasons - To improve existing cycle and walking routes to the village centre in accordance with policy HQ/1(f) and TI/2(c) of the adopted South Cambridgeshire Local Plan 2018).

New - No development above slab level shall commence until a strategy for the delivery of sustainable show home(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall include the following:

- i) a plan showing the location of the sustainable show home(s)
- ii) an indicative timetable for delivery the sustainable show home(s)
- iii) sustainability targets to be achieved in the construction/design of the show home(s)
- iv) sustainable alternatives available for purchase by prospective house buyers (to include measures such as energy efficiency, renewable technologies, water conservation, waste and recycling and overheating)
- v) a marketing scheme to demonstrate how the sustainable alternatives in (iv) above can be purchased by prospective house buyers

The development shall be implemented in full accordance with the approved details.(Reason: In accordance with the sustainability objectives of Policy CC/5 of the adopted Local Plan 2018)

Background Papers:

The following list contains links to the documents on the Council's website and / or an

indication as to where hard copies can be inspected.

- South Cambridgeshire Local Plan 2018
- South Cambridgeshire Local Development Framework Supplementary Planning Documents (SPD's)
- Planning File References: S/3729/18/FL

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