



22 June 2020

To: Chair – Councillor John Batchelor
Vice-Chair – Councillor Pippa Heylings
All Members of the Planning Committee - Councillors Anna Bradnam,
Dr. Martin Cahn, Peter Fane, Brian Milnes, Judith Rippeth, Deborah Roberts,
Heather Williams, Williams and Nick Wright

Quorum: 3

Substitutes Councillors Grenville Chamberlain, Mark Howell, Dr. Shrobona Bhattacharya,
if needed: Graham Cone, Sue Ellington, Henry Batchelor, Dr. Claire Daunton,
Eileen Wilson, Dr. Tumi Hawkins and Dr. Douglas de Lacey

Dear Councillor

This is a supplement to the agenda for the next meeting of **PLANNING COMMITTEE**, which will be held in the **VIRTUAL MEETING - ONLINE** on **THURSDAY, 25 JUNE 2020** at **10.00 a.m.. A weblink to enable members of the press and public to listen to the proceedings will be published on the relevant page of the Council's website , normally, at least 24 hours before the meeting.**

Members are respectfully reminded that when substituting on committees, subcommittees, and outside or joint bodies, Democratic Services must be advised of the substitution ***in advance*** of the meeting. It is not possible to accept a substitute once the meeting has started. Council Standing Order 4.3 refers.

Yours faithfully
Liz Watts
Chief Executive

The Council is committed to improving, for all members of the community, access to its agendas and minutes. We try to take all circumstances into account but, if you have any specific needs, please let us know, and we will do what we can to help you.

AGENDA SUPPLEMENT		PAGES
6.	S/0158/20/FL - Sawston (Former Spicers Site, Sawston Bypass)	1 - 4
	Demolition of 582 sq.m (GIA) storage building (B8 Use Class) and erection of 50,445 sq.m (GIA) of research and development accommodation (B1(b) Use Class), including ancillary accommodation and broken down as follows: (i) Office accommodation (9,503 sq.m); (ii) Wafer fabrication (FAB) cleanroom (22,351 sq.m); (iii) Single level basement incorporating	

284 no. car parking spaces (9,417 sq.m); (iv) Central Utilities Building (8,694 sq.m); (v) External storage building (480 sq.m); (vi) Cycle parking spaces (80 for staff and 6 for visitors, total 86); (vii) Surface, disabled and visitor car parking (16 spaces) adjacent to the office building entrance; (viii) Access and circulation roads, engineering works and footpaths / cycleways; (ix) Drainage and servicing infrastructure; and (x) Hard and soft landscaping.

Agenda Item 6

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

25 June 2020

AUTHOR/S: Joint Director of Planning and Economic Development

Application Number: S/0158/20/FL

Parish(es): Sawston

Proposal: Demolition of 582 sq.m (GIA) storage building (B8 Use Class) and erection of 50,445 sq.m (GIA) of research and development accommodation (B1(b) Use Class), including ancillary accommodation and broken down as follows: (i) Office accommodation (9,503 sq.m); (ii) Wafer fabrication (FAB) cleanroom (22,351 sq.m); (iii) Single level basement incorporating 284 no. car parking spaces (9,417 sq.m); (iv) Central Utilities Building (8,694 sq.m); (v) External storage building (480 sq.m); (vi) Cycle parking spaces (80 for staff and 6 for visitors, total 86); (vii) Surface, disabled and visitor car parking (16 spaces) adjacent to the office building entrance; (viii) Access and circulation roads, engineering works and footpaths / cycleways; (ix) Drainage and servicing infrastructure; and (x) Hard and soft landscaping.

Site address: Former Spicers Site Sawston Bypass Sawston Cambridge Cambridgeshire CB22 3JG

Applicant(s): Huawei Research & Development (UK) Ltd

Recommendation: Approval subject to conditions and completion of the S106 Agreement

Key material considerations:

- Development of employment floorspace on Established Employment Area (Policy E/15)
- High-quality design
- Sustainability of Design and Construction
- Improvements to sustainable travel network
- Enhancement of the significance of the Borough Hillfort scheduled monument
- Enhancement of ecology and biodiversity
- The Planning Balance

Committee Site Visit: None

Departure Application: No

Presenting Officer: Yole Medeiros, Principal Planning Officer (Strategic Sites)

Application brought to Committee because:

The application is significant and/or of strategic importance to an area beyond both specific site and parish; Linton Parish Council requests the application to be considered by Planning Committee.

Date by which decision due: 16 July 2020

Update to reflect the correct stage of Sawston Neighbouring Plan (Paragraph 13 of the report)

1. Paragraph 48 of the NPPF sets out the weight that may be given to relevant policies in emerging plans, including Neighbourhood Plans, stating that when determining planning applications the stage at which a particular plan has reached and what objections have been made to policies within in the plan will be considered. A neighbourhood area for Sawston has been designated by South Cambridgeshire District Council on 14 June 2018 and the Neighbourhood Plan is currently being prepared. At this pre-submission stage, Sawston Neighbourhood Plan is an emerging plan and has not been tested against the basic conditions. It and may not be legally compliant, therefore no weight has been given to the Plan while assessing the current application.

Update to reflect the correct level of harm to scheduled monument (Paragraphs 118 and 197)

2. (118) Overall, the proposals raised no objection from Historic England and the County Council's Archaeologist, and are considered to the management of the SAM through the establishment of the ACoMP COP with programme for further archaeological investigations on and around the site and SAM setting will contribute to the assets' conservation in a manner appropriate to their significance. Further, the community outreach element of the ACoMP COP will enable the enjoyment of the SAM by the public, for their contribution to the quality of life of existing and future generations. It is considered that the direct benefits from the proposals to the designated and non-designated assets on and around the site outweigh the any less than significant harm caused to these assets and, in balance, the proposal is acceptable in terms of the NPPF and Policy NH/14 of the Local Plan.
3. (197) The development scheme would have dis-benefits, including the less than significant harm caused to the setting of the scheduled Borough Hill marsh-fort, the moderate harm caused by the visual impact to neighbouring sensitive locations, and the limited harm caused by construction impacts, lower cycle parking provision, and the pumping system applied as part of the drainage method, as a less desirable method of water discharge. The implications of these disbenefits, or harms, have been evaluated as part of this report and overall, it is considered that they are outweighed by the planning benefits that the scheme would bring, as set out below.

Update to reflect the trigger agreed with Highways Authority (Paragraph 195, Transport)

1. Provision of a cycle/footpath across the site linking the A1301 site access to Whittlesford Road, to be publicly accessible and in accordance with the indicative route set out by the Transport Assessment/ Travel Plan. To be implemented prior to occupation and in accordance with details previously approved by the LPA, in a two stage trigger process: (i) reasonable endeavours to secure the consent for the route within 12 months of development commencement; and (ii) thereafter the route should

be completed the later of 6 months of occupation or 6 months from the grant of consent for the route, whichever is the latest. Arrangements for maintenance of the cycle/footpath to be included in the S016 agreement.

Report Author:

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