

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

4 November 2015

AUTHOR/S: Planning and New Communities Director

Application Number: S/1515/15/OL

Parish(es): Sawston

Proposal: Residential Development and Associated Works including Access

Site address: Land Off Mill Lane

Applicant(s): Manor Oak Homes

Recommendation: Delegated Approval

Key material considerations: Housing Land Supply
Principle of Development
Housing Land Supply
Proposed Green Belt
Character and Appearance of the Area
Density
Housing Mix
Affordable Housing
Developer Contributions
Design Considerations
Trees and Landscaping
Biodiversity
Highway Safety
Flood Risk
Neighbour Amenity

Committee Site Visit: Yes

Departure Application: Yes - outside village framework

Presenting Officer: Karen Pell-Coggins

Application brought to Committee because: The application is a departure to the development plan.

Date by which decision due: 22 September 2015

Update to report

Paragraph 13 – Planning Comments

Additional Consultation

1. **Cambridgeshire County Council Growth and Economy Team – Comments as follows: -**

The development is expected to generate a net increase of 15 early years aged children, of which S106 contributions would be sought for 8 children. In terms of early years capacity, County education officers have confirmed that there is insufficient capacity in the area in the next 3 years to accommodate the places being generated by this development. Although there is insufficient capacity and a contribution is required an early years project has yet to be identified and costed. Therefore early years contributions will be sought on the basis of £8,400 per place. There have not been 5 or more contributions currently pooled towards this project.

The development is expected to generate a net increase of 17 primary education aged children. This development lies within the catchment area of Bellbird Primary School (in Sawston). County Education Officers have confirmed that there is insufficient capacity in the school in the next 5 years to accommodate the places generated by this development. Therefore a contribution will be required towards primary education provision. The identified project is a 120 place expansion at Bellbird Primary School to take the school to 420 places. The cost of this work is £1.8m. This is therefore a cost of £15,000 per place (£1.8m / 120 pupils). There have not been 5 or more contributions currently pooled towards this project.

According to County Council guidance the development is expected to generate a net increase of 12 secondary education aged children. The catchment school is Sawston Village College. County education officers have confirmed that at present Sawston Village College has sufficient capacity to accommodate the secondary places generated by the development. Therefore no contribution for secondary education is sought.

The village is served by a community library based within the grounds of the Village College. This new development would result in an increase in population of 120 residents (48 x 2.5). This would place demand on the Libraries and Lifelong Learning facilities in Sawston which requires a contribution of £42.12 per head of increase of population to mitigate.

Paragraph 50 – Planning Comments

Affordable Housing

2. Confirmation has now been received from two Registered Providers (Hanover Housing and Luminus Homes) stating that the requirement to maintain a non-adopted road on the development would not prevent them from making an offer for the 19 affordable dwellings on the site with an acceptable mix and tenure. This would be subject to a contribution to a management company for the maintenance of the road on a pro-rata basis.

Paragraph 52 – Planning Comments

Developer Contributions

3. The applicant's agent has confirmed that a proportionate contribution towards community facilities in the form of the new pavilion requested by Sawston Parish Council is accepted to mitigate the impact of the development. However, the full amount is not agreed as it is not considered to comply with the CIL regulations in terms of it not being fairly and reasonable related to the scale of the development.

They are also aware of potential schemes coming forward in the immediate area of Mill Lane and Common Lane in the village that could also contribute towards the proposed project.

4. The applicant's agent has confirmed that the primary school contribution towards education in the form of an extension to the Bellbird School is accepted to mitigate the impact of the development. However, the early years and library contributions are not accepted as no specific projects have been identified.
5. Officers will update members verbally at the meeting in relation to its views on the necessity for the contributions.

Paragraph 79 - Recommendation

6. It is recommended that the Planning Committee grants officers delegated powers to approve the application (as amended) with contributions to be confirmed.

Case Officer: Karen Pell-Coggins- Senior Planning Officer
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