

BABRAHAM ROAD, SAWSTON**RESPONSE TO SAWSTON PARISH COUNCIL QUESTIONS****Introduction**

1. This Note has been prepared following a presentation by Redrow Homes ("Redrow") and Barton Willmore to Sawston Parish Council regarding proposals for development at Babraham Road, Sawston. The presentation took place on Tuesday 27th April between 6.45- 7.15pm.
2. Following the presentation, a number of questions were asked by Councillors. However, it was not possible for all questions to be answered during the session due to time constraints.
3. This Note provides a written response to all of the questions asked during the session, including those which could not be responded to at the session due to time constraints.

Play Areas

4. A question was asked regarding the proposals for onsite and off-site play provision and whether Redrow were proposing anything above and beyond the standard obligations for the Site.
5. South Cambridgeshire District Council (SCDC) have advised that it will be necessary for Redrow to provide a LAP (Local Area for Play – generally for younger children) and a LEAP (Local Equipped Area for Play) onsite. Whilst a site of this size would also generate a requirement for a NEAP (Neighbourhood Area for Play), it is noted that the 1,000m walking catchment of the existing Lynton Way play area covers the entirety of the Site. As such, Officers at SCDC are content for a financial contribution to be secured towards improving the existing Lynton Way facilities, as opposed to additional provision onsite. This is, however, subject to agreement from Sawston Parish Council.
6. Redrow's proposal is therefore to provide a LAP and a LEAP onsite and to provide a financial contribution towards improving facilities at the Lynton Way NEAP. As such, Redrow are proposing to meet the standard obligations for the Site concerning play provision.
7. It is requested that Sawston Parish Council consider the proposal for the provision of a financial contribution towards the Lynton Way NEAP and provide confirmation as to whether this approach would be welcomed. If so, Redrow Homes would include this item within the proposed Heads of Terms for the S106 Agreement, with the level of contribution to be determined through consultation with the District Council.
8. A further query was raised in respect of the future maintenance responsibility for the onsite play areas and green spaces.
9. The onsite play areas and open space could either be managed by the Parish Council or a Management Company, which would be funded via a service charge on properties on the Site. This will be confirmed in the S106 Agreement, but we would welcome any

feedback from Sawston Parish Council at this stage as to whether they would be interested in adopting the play areas / open space.

Education

10. A question was asked regarding where and how any financial contribution towards education facilities may be used.
11. At present, the quantum of any financial contribution towards education facilities and its intended use is unknown. Once the planning application has been submitted, the Education Authority will submit a consultation response outlining its request. This should include a CIL compliance statement, outlining exactly where and how the contribution will be used. Subject to any request from the Education Authority being CIL compliant, Redrow are committed to meeting this obligation.

Highways / Sustainable Transport

12. A query was raised regarding proposals for a South East Rapid Transit Scheme and the provision of a proposed stopping place near to the North Eastern corner of the Site and whether this had been considered. It was advised that a decision on the scheme was anticipated in June / July 2021. If the scheme was not taken forward, it was queried how sustainable transport will operate in relation to the Site.
13. Redrow's Transport Consultants have been in discussions with Cambridge County Council regarding the Rapid Transit Scheme. It is understood that the scheme will consist of a guided busway that runs between the new Cambridge South Station and the Granta Park site in Babraham. The scheme has funding and a formal pre-application process has commenced but planning consent has not yet been granted. This will enhance the sustainability of the site and ensure that sustainable access to Cambridge and numerous destinations in the surrounding area will be improved.
14. Although the Rapid Transit Scheme will provide improvements to the sustainability of the site this scheme is not required to ensure that the scheme is appropriately sustainable in transport terms. The site is within a short walk of a range of day to day amenities and is located very close to bus stops within the village to ensure that there are opportunities to travel to and from the site sustainably. These issues will be covered in detail within a formal Transport Assessment that will accompany the planning application.
15. Pre-application discussions have taken place with County Highways. This has included discussions on the potential for any additional pedestrian, cycle and bus facilities within the vicinity of the Site. This will also be covered within the Transport Assessment.
16. It was suggested that Redrow Homes also engage with the Greater Cambridgeshire Partnership regarding this matter and this will be taken on board.

Affordable Housing Provision

17. The quantity of onsite affordable housing was queried.
18. The affordable housing position for this Site is unusual. The adjacent affordable housing development has a clause in its Section 106 Agreement which ties the 66 affordable dwellings delivered through that scheme to Redrow's Site. This means that

the 66 adjacent affordable dwellings contribute towards the affordable housing provision on the Site.

19. Extensive discussions have been undertaken with SCDC regarding how this should be interpreted and how the affordable requirement for the Redrow Site should be calculated and SCDC have advised as follows:
 - The starting point is for the two sites to be considered together, as a single site providing 346 dwellings (66 dwellings on the affordable site and 280 dwellings on the Redrow Site).
 - Taking the two sites as a whole, the 40% affordable requirement would total 138 dwellings (40% of 346 dwellings).
 - Of the 138 dwellings, 66 have already been provided on the adjacent site. This leaves a residual requirement for 72 affordable dwellings on the Redrow Site.
20. As such, Redrow are committed to providing 72 affordable dwellings based on delivering a total of 280 dwellings on the Site, in accordance with the calculation agreed with SCDC. We can also confirm that up to 25 of these dwellings will be acquired by the John Huntingdon's Charity, therefore guaranteeing that they will be made available to people local to or with a strong connection to Sawston.

Retail Uses

21. It was queried whether any retail uses will be provided as part of the proposed development scheme.
22. It is not proposed to include any retail provision on the Site. This is not something which has been demonstrated as necessary through the preparation of Local Plan Policy H1c, or which has been raised as a requirement by Officers during pre-application discussions. It is considered that the Site is well connected to the existing retail facilities in the village and any provision on the Site would need to explore any implications for the viability of the existing retail provision within the village.

Pedestrian and Cycle Links

23. A query was raised in respect of pedestrian and cycle links with the wider settlement.
24. As required by Local Plan Policy H1c, vehicular access is limited to that taken from Babraham Road, with additional pedestrian and cycle access provided to link with the existing settlement to the west. Connection points are currently proposed for pedestrians to Plantation Road and pedestrians and cyclists to Church Lane/The Green Road to enable convenient trips into the existing residential area and beyond into the village centre.

Renewable Energy Sources

25. A question was asked regarding the potential for alternative / renewable energy sources such as air or ground source heat pumps.
26. At present, it is not proposed to include air or ground source heat pumps. However, Policy CC3 of the Local Plan requires new dwellings to reduce carbon emissions by a minimum of 10%. Redrow are committed to meeting this requirement, largely through the use of solar PV panels. A Renewable Energy Statement will be submitted as part of any planning application to demonstrate how this has been achieved.

Road Adoption

27. It was queried whether the roads proposed within the Site will be adopted.
28. It is Redrow's intention that the majority of the roads within the Site will be adopted by County Highways, with private drives remaining under the ownership of the small number of homes served off them. This will be confirmed through the planning application process.

Summary

29. On behalf of Redrow Homes, we wish to thank Sawston Parish Council for meeting with us to discuss proposals for Babraham Road, Sawston.
30. We trust that this note, which provides a summary of the questions asked by Members of the Parish Council and our responses, is useful and provides clarity on the questions which could not be answered during the session due to time constraints.
31. We would be grateful if Sawston Parish Council could advise further in respect of the potential provision of a financial contribution towards enhancing the existing facilities at the Lynton Way play area.
32. Should Members of the Parish Council have any further queries, please do not hesitate to contact Gemma Johnson (gemma.johnson@bartonwillmore.co.uk) or Holly Martin (holly.martin@bartonwillmore.co.uk) at Barton Willmore.

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