

LAND ON THE SOUTH SIDE OF MILL LANE, SAWSTON

PARISH COUNCIL MEETING

Tuesday 12th November 2024

Project Team



Who are Hill?

- The Hill Group is a family-owned, award winning, 5-star house builder operating across the south of England.
- Hill operate locally and across the South East of England.
- Hill build high quality homes in partnership with local communities, local authorities and registered local housing providers including joint ventures and partnerships such as with South Cambridgeshire District Council.

Land on the South Side of Mill Lane, Sawston

Our proposals for the site include:

- Circa 30 new homes.
- New affordable housing which will be policy compliant at 40% of the total number of homes on the development (equates to 12 new affordable homes).
- The site will benefit from open spaces, a play area and potential pedestrian routes to further green infrastructure.
























Planning Update

- Recall we met Parish previously back in June 2024.
- Since then:
 - First pre-application meeting held with South Cambridgeshire District Council on 2nd September 2024.
 - A range of feedback was provided by Officers, with the following key points mentioned:
 - The design of the scheme has improved in comparison to the previous applications, in terms of proposed building size and parking arrangements.
 - The development must be a landscape led scheme, and consideration is given to the character and appearance of the area.
 - Developed the design since both meetings – technical updates, design updates, liaison with Council's Housing Strategy team
- We are looking to arrange a second pre-application meeting with the LP shortly.

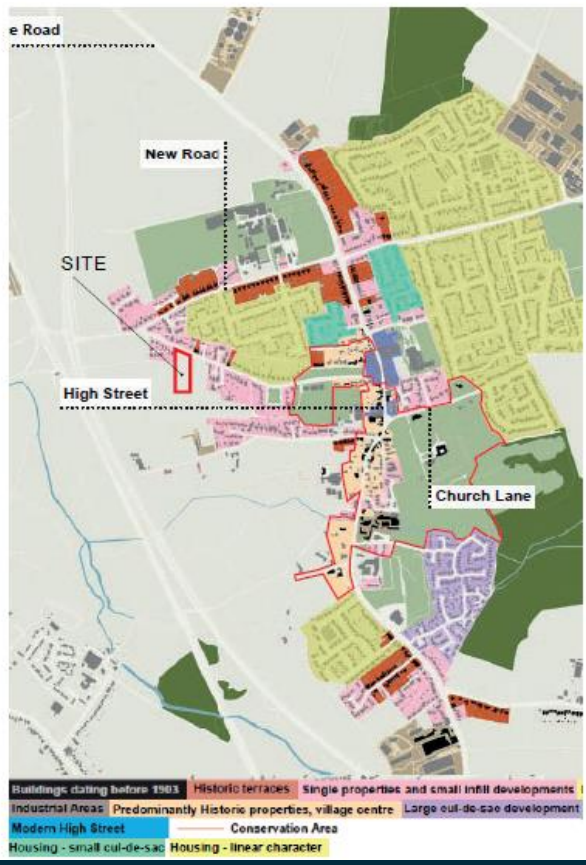
Site Context

Key

-  MILL LANE
-  VEHICULAR ACCESS POINT
-  SAWSTON'S DEVELOPMENT BOUNDARY
-  CHALLIS CLOSE DEVELOPMENT
-  FLOOD ZONE 2
-  GREEN BELT
-  POWER LINES
-  VIEWS TOWARDS SITE
-  SENSITIVE BOUNDARY - ADJACENT PROPERTIES
-  SUN ORIENTATION
-  SENSITIVE BOUNDARY WITH GREEN BELT
-  EXISTING TREES
-  EXISTING TREES & HEDGES - TO BE REMOVED - TO ACCOMMODATE ACCESS
-  EXISTING HEDGEROW
-  TREE PROTECTION LINE
-  TPO
-  NO DIG CONSTRUCTION AREA
-  NATIVE TREE AND HEDGE PLANTING TO BOLSTER BOUNDARIES, ENHANCE BIODIVERSITY AND PROVIDING ACCESSIBLE GREEN-SPACE
-  SUDS FEATURE
-  ALLOTMENTS
-  EXISTING DRAIN/DITCH



Local Development Context



Current Masterplan

- 30 homes with 18 private homes and 12 affordable homes.
- Introduction of a new pedestrian route through informal play, SuDS features, and productive landscapes.
- The development will be entirely gas-free, employing air source heat pumps.
- All new homes, both private and affordable, will have access to electric vehicle charging points.
- The intended surface water runoff disposal proposals will utilise Sustainable Urban Drainage ('SuDs') techniques.



Type	Quantity
1 Bed - Flats	4
2 Bed – Flats/ Houses	10
3 Bed	11
4 Bed	5
Total	30

Design Evolution

Design Principles








DESIGN PRINCIPLES



-  Existing/Enhanced Hedge Row
-  Existing Tree to be Retained
-  Proposed Tree
-  Rural Walk
-  Green Frontage
-  Flooding zone
-  Active Frontages
-  Street fronted properties
-  Rural edge properties
-  Feature Dwelling
-  Courtyard
-  Play
-  Play on the way
-  SuDS features

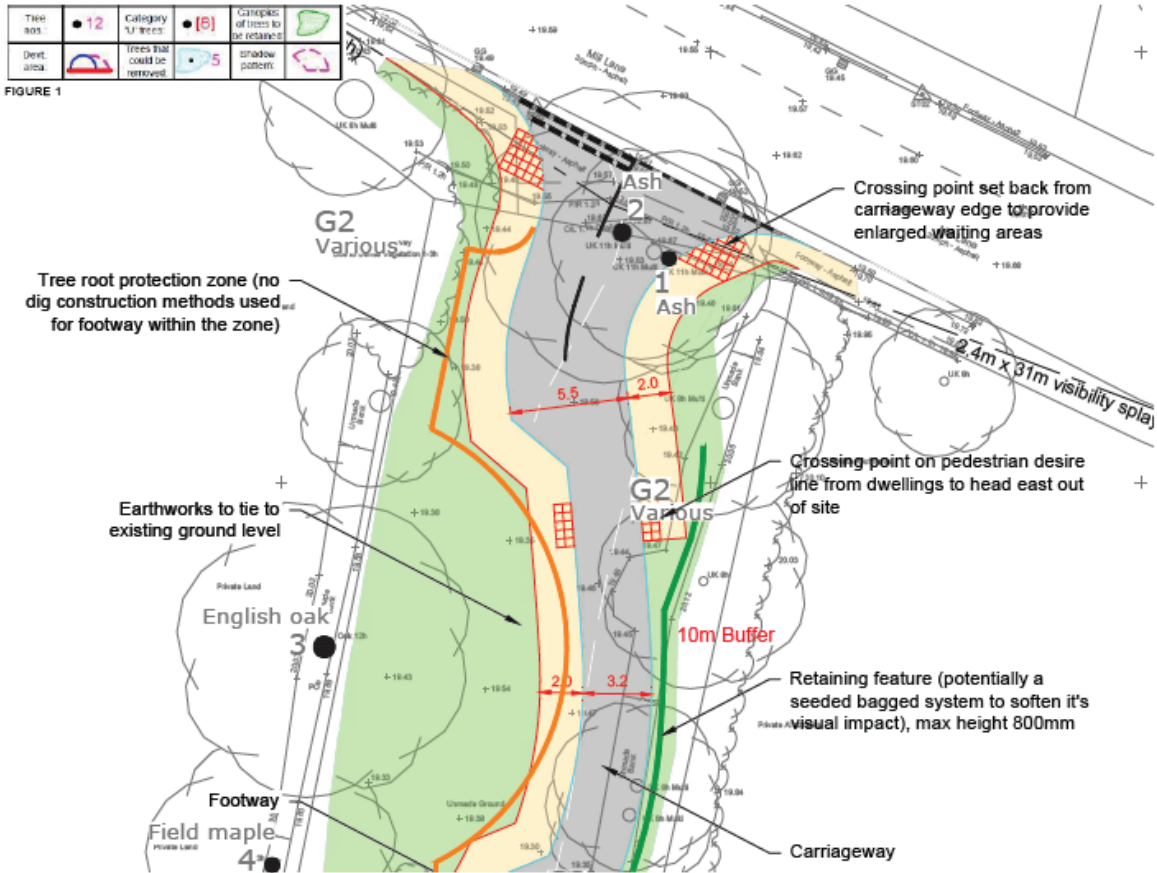
Design Evolution

Design Palette

MAIN MATERIAL	SECONDARY MATERIAL	ROOF TILE	
			
DETAILS			
			

Site Access

- The access point of the site sits just to the southern boundary, off Mill Lane, which has recently undergone a speed limit reduction to 20mph.
- A traffic calming feature has been provided on the new road to ensure speeds are low for pedestrian and cycle movements as they approach the junction while also ensuring tree and vegetation is preserved as much as possible.
- We have had a highways pre-application meeting with South Cambridgeshire County Council. The location and type of the access arrangements are agreed in principle.
- A development of this size and nature generates a maximum of 14 vehicle movements in the AM and PM peaks with 4 vehicles arriving and 10 vehicles leaving in the AM peak and 8 vehicles arriving and 5 vehicles leaving in the PM peak.



Design Evolution

Tenure Plan

- There is a mix of private, affordable rented and shared ownership which we will discuss with the council to ensure we deliver the optimum amount for the site and area



Proposed Bird's Eye View



Next Steps

- Continue to evolve our design proposals through engagement with the Sawston Parish Council.
- Begin engagement with the residents of Sawston and the wider community. We would welcome your thoughts on the best way to engage with local people along with any other key stakeholders you consider appropriate.
- Continue engaging with South Cambs District Council and consultees and schedule a second pre-application meeting.