

Welcome to The Beeches - Sawston

- **48 PROPOSED RESIDENTIAL DWELLINGS**
- **THE AREA OF PROPOSED PUBLIC OPEN SPACE TOTALS 1969 m²**
- **SITE ACCESS WILL BE FROM MILL LANE, TO THE NORTH OF THE SITE**
- **THE PROPOSED SCHEME PROVIDES FOR ONSITE BIODIVERSITY ENHANCEMENTS**
- **THE TOTAL SITE AREA IS 1.4 HECTARES (3.46 ACRES)**
- **40% OF PROPOSED DWELLINGS WILL BE AFFORDABLE HOUSING**
- **THE MAJORITY OF THE ESTABLISHED TREES WILL BE RETAINED, AND OVER 40 NEW TREES ARE TO BE PLANTED**



Existing Views



Aerial & Photograph Locations

The Team

- Architecture – APPS
- Arboriculture – FEC
- Ecology – FEC
- Flood Risk Assessment & Drainage – JPP
- Landscape Architecture – FEC
- Planning Consultant - Carter Jonas
- Transport & Highways - JPP

INTRODUCTION

SAWSTON - RESIDENTIAL DEVELOPMENT



Carter Jonas



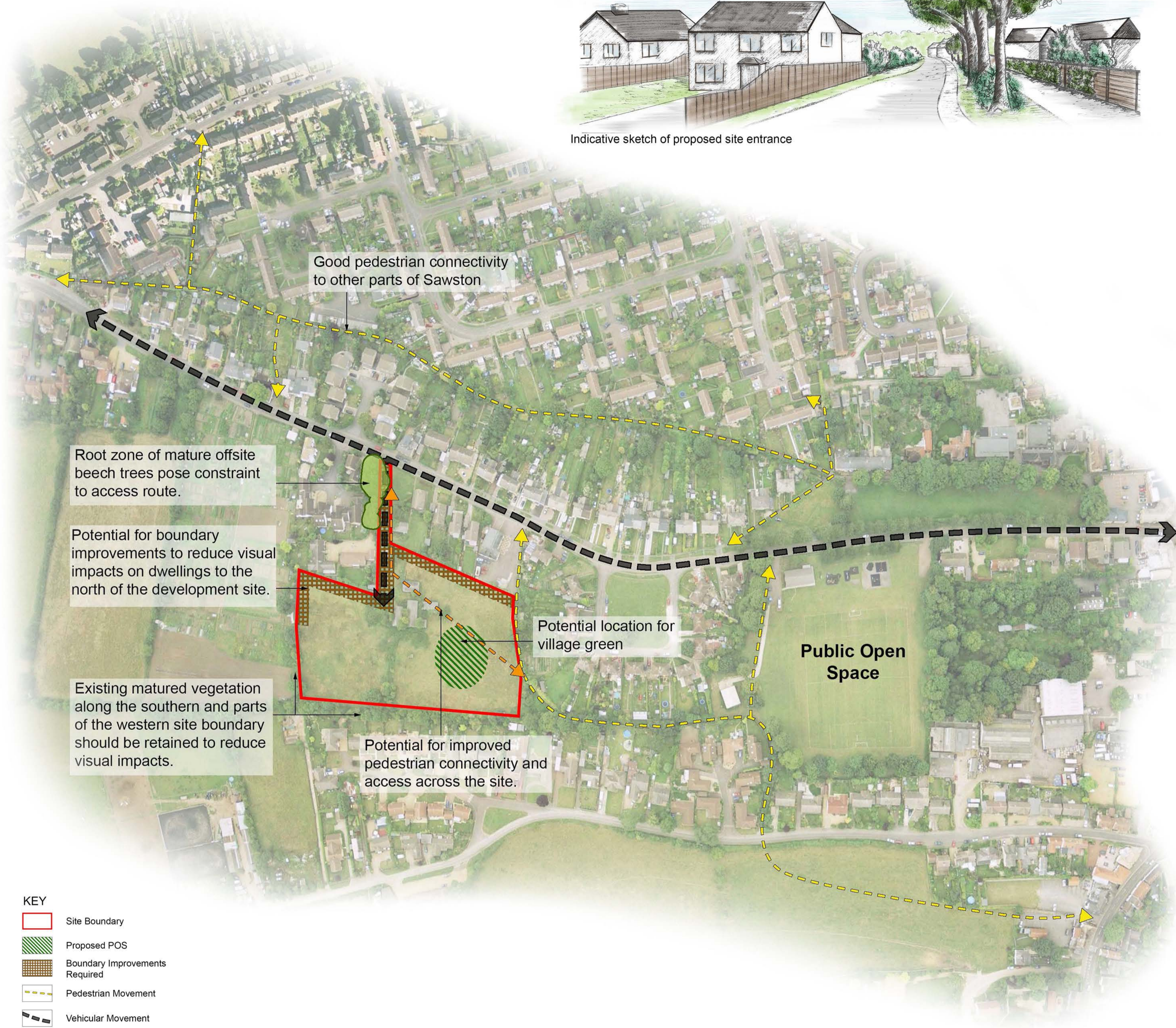


Indicative sketch of proposed site entrance

The Beech Trees - A Retained Feature

Established Beech trees which are the subject of a Tree Preservation Order are located adjacent to the site boundary. An approved planning application exists that, if implemented, could result in the loss of the Beech trees. However, these trees provide a feature in the street scene and are worthy of retention.

The proposed access road has been designed to enable retention of the Beech trees. It will need to be installed by manually excavating its western edge to reduce the potential impact on the trees. The approach has been discussed with the Tree Officer who has approved the methodology. The trees along the proposed access road will need to be subject to a crown lift to provide statutory clearances.

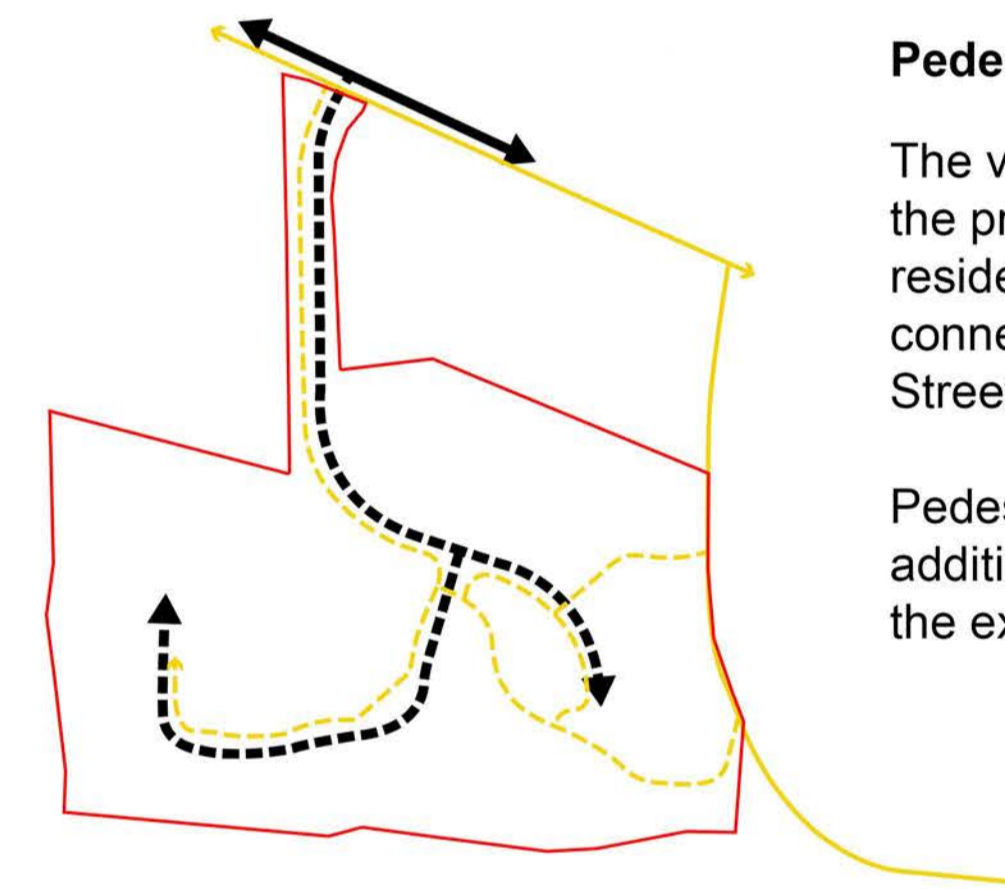


- KEY**
- Site Boundary
 - Proposed POS
 - Boundary Improvements Required
 - Pedestrian Movement
 - Vehicular Movement

Pedestrian and Vehicular Movement

The vehicular access will be provided from Mill Lane to the proposed development, passing between existing residential properties. Mill Lane provides good connectivity to the A1301 in the west and the High Street to the east.

Pedestrian connectivity will be improved by providing additional thoroughfares and improved connectivity to the existing pedestrian network within Sawston.



Existing and Proposed Tree Cover

The existing vegetation associated with the proposed development site provides screening benefits and habitat for wildlife. The proposals seek to enhance the existing screens and reduce visual impacts on adjacent properties.

Additionally a central public open space, with predominantly ornamental trees, will provide a feature and break up the built form. The attenuation pond will provide onsite biodiversity improvements, by providing a wetland meadow and native trees, to attract wildlife and provide additional interest.



OPPORTUNITIES & CONSTRAINTS

SAWSTON - RESIDENTIAL DEVELOPMENT

Context Photographs



Mill Lane



Mill Lane



Mill Lane



Mill Lane

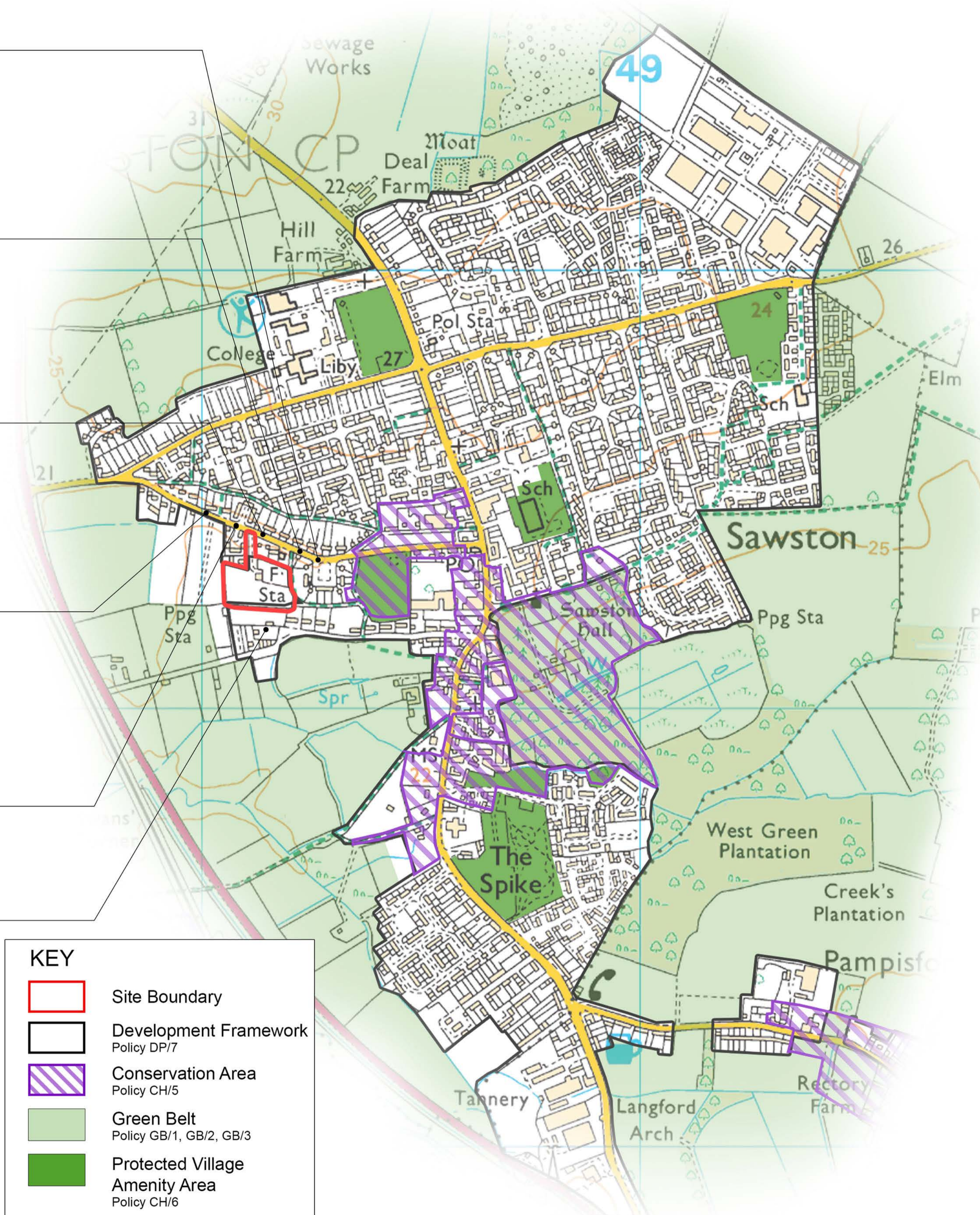


Wynemares



The properties on Mill Lane are predominately 2 storey with a mixture of gabled and hipped roofs as shown on the site context photographs.

The properties on Wynemares to the south, are mainly bungalows with a number benefitting from attic conversions which essentially converts them into a 2 storey dwelling.



KEY	
	Site Boundary
	Development Framework Policy DP/7
	Conservation Area Policy CH/5
	Green Belt Policy GB/1, GB/2, GB/3
	Protected Village Amenity Area Policy CH/6

The Planning Policy context for the proposed development is provided by the National Planning Policy Framework (NPPF) and the adopted South Cambridgeshire Local Development Framework (LDF). The site is an undeveloped parcel of land that is immediately adjacent to the existing boundary of the Development Framework for Sawston. It is accessible to the services and facilities provided within the village by walking and public transport.

Sawston is identified as a Rural Centre in the Council LDF. It is one of the larger, more sustainable villages in the District and is therefore a suitable location for development. The Council is currently in the process of preparing a new Local Plan for the District and this is currently at the examination stage. The Strategic Housing Land Availability Assessment (SHLAA) identified various site options for consideration in the new Local Plan; this site scored amber and was viewed as one with limited development potential.

It is considered that the proposed development represents an appropriate scheme for the site, it will provide needed housing, including a mix of both market and affordable. South Cambridgeshire has accepted that there is a shortfall in housing land supply in the District and as a result the principle of providing residential development on the site is acceptable in planning terms. The planning application will endeavour to deliver the associated LDF policy requirements.

PLANNING POLICY CONTEXT

SAWSTON - RESIDENTIAL DEVELOPMENT



Carter Jonas

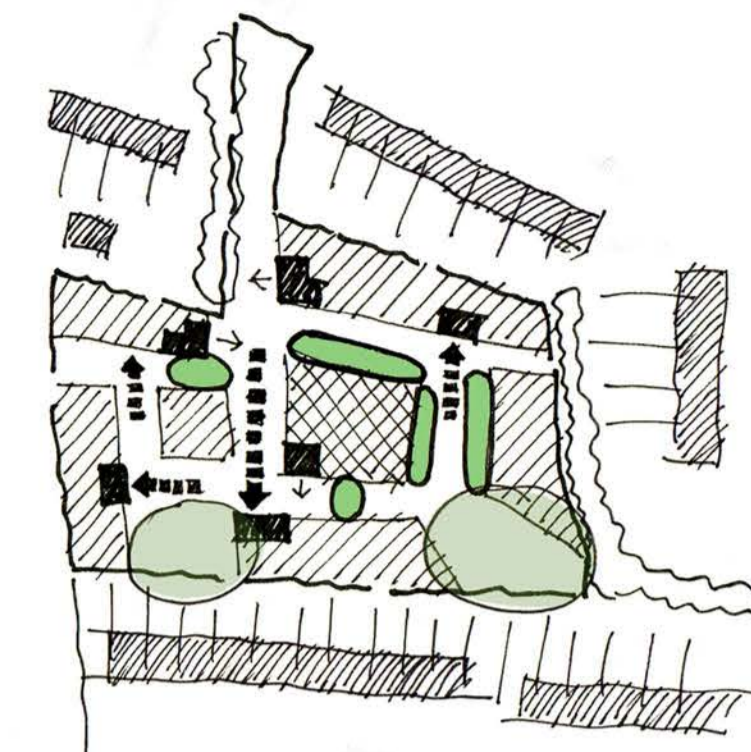


Key

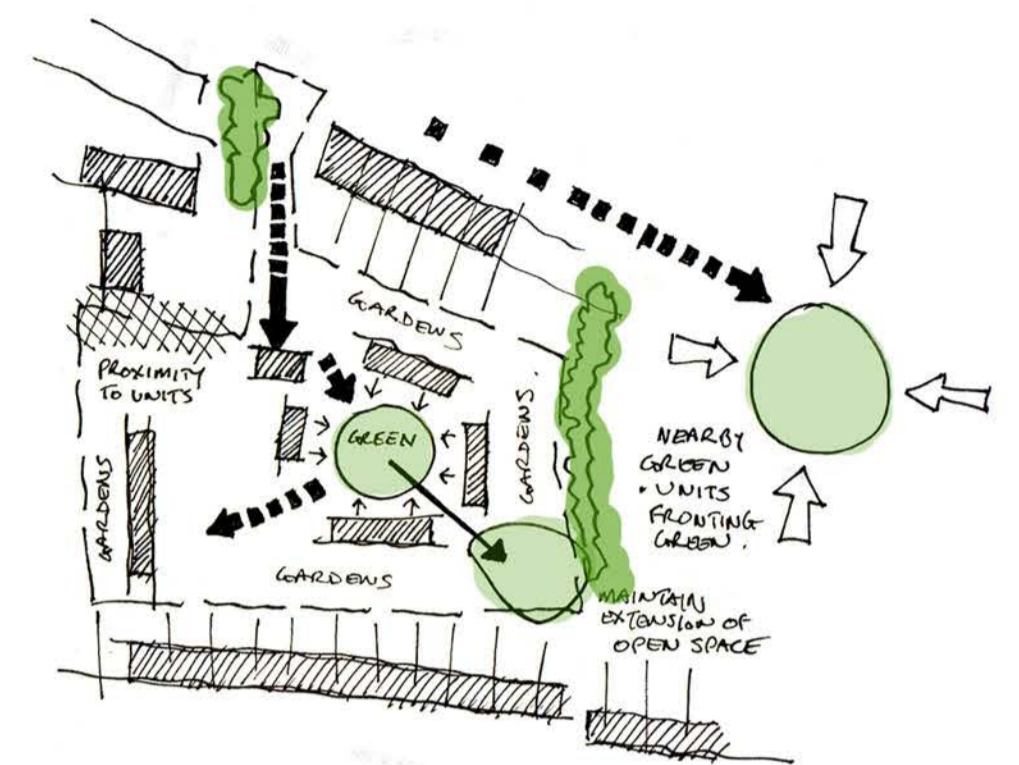
-  Existing Tree
-  Proposed Tree
-  Proposed Shrub
-  Proposed Hedge
-  Wetland Meadow
-  Grass



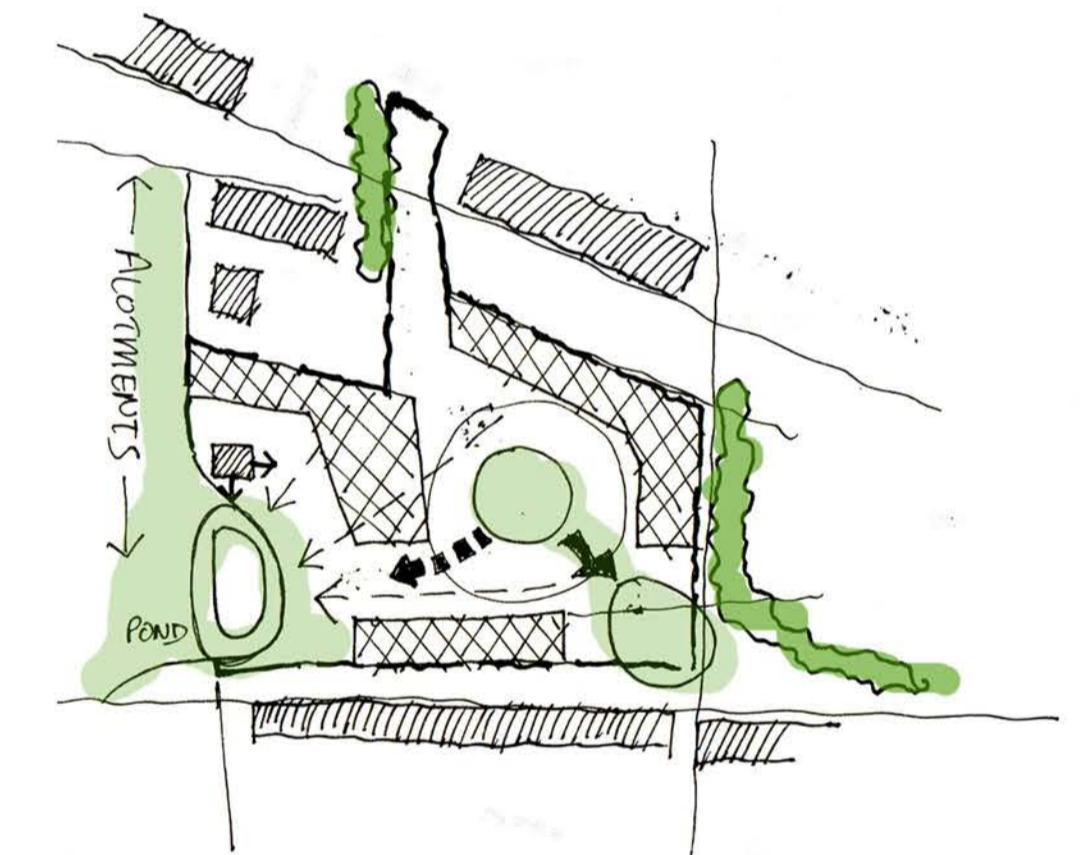
Design Development



The initial concept aimed for an efficient layout with two well defined areas of open space.



The decision was made to relocate the larger POS to provide a 'village green' and break up the built form.



Changes to the attenuation feature and housing mix resulted in further amendments.

LANDSCAPE MASTERPLAN

SAWSTON - RESIDENTIAL DEVELOPMENT

- THE PUBLIC OPEN SPACE PROVIDES A **CENTRAL FEATURE** TO THE DEVELOPMENT.
- THE PUBLIC OPEN SPACE PROVIDES **VISUAL AMENITY** AND **PASSIVE SURVEILLANCE** FROM ADJACENT DWELLINGS.
- **ORNAMENTAL TREES** PROVIDE **COLOUR** AND **INTEREST** DURING SPRING AND AUTUMN.
- **GROUPS OF SHRUBS** COMBINED WITH **ORNAMENTAL GRASSES, PERENNIALS** AND **BULB PLANTING** WILL PROVIDE **INTEREST** THROUGHOUT THE YEAR.
- **PROPOSED WETLAND MEADOW** WILL **INCREASE BIODIVERSITY** AND **ATTRACT WILDLIFE**.

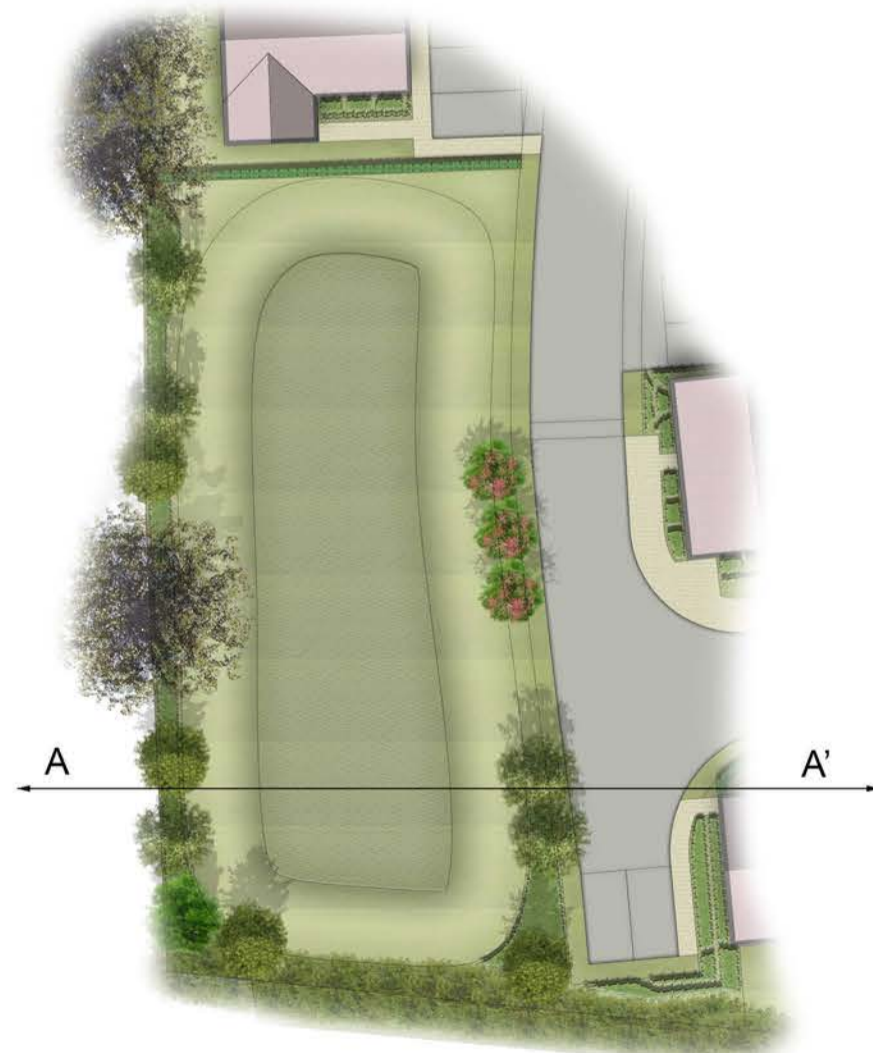


Attenuation Pond Sketch



Indicative representation showing how the proposed attenuation feature will relate to the built form.

Attenuation Pond



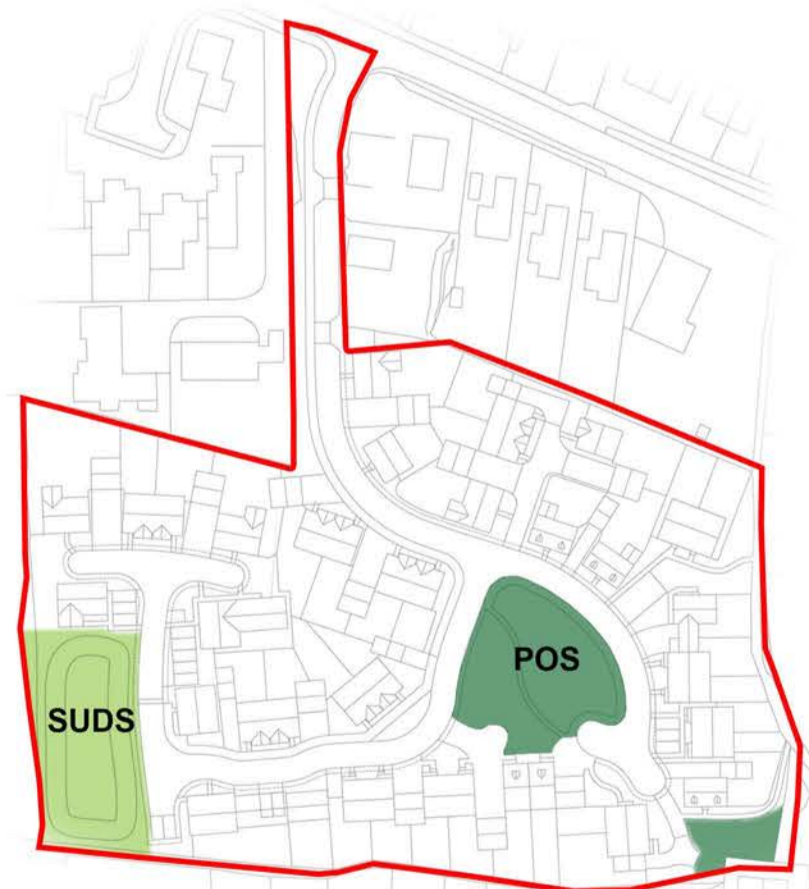
The attenuation feature is both functional and provides an opportunity for biodiversity enhancements.

Central Public Open Space



Key

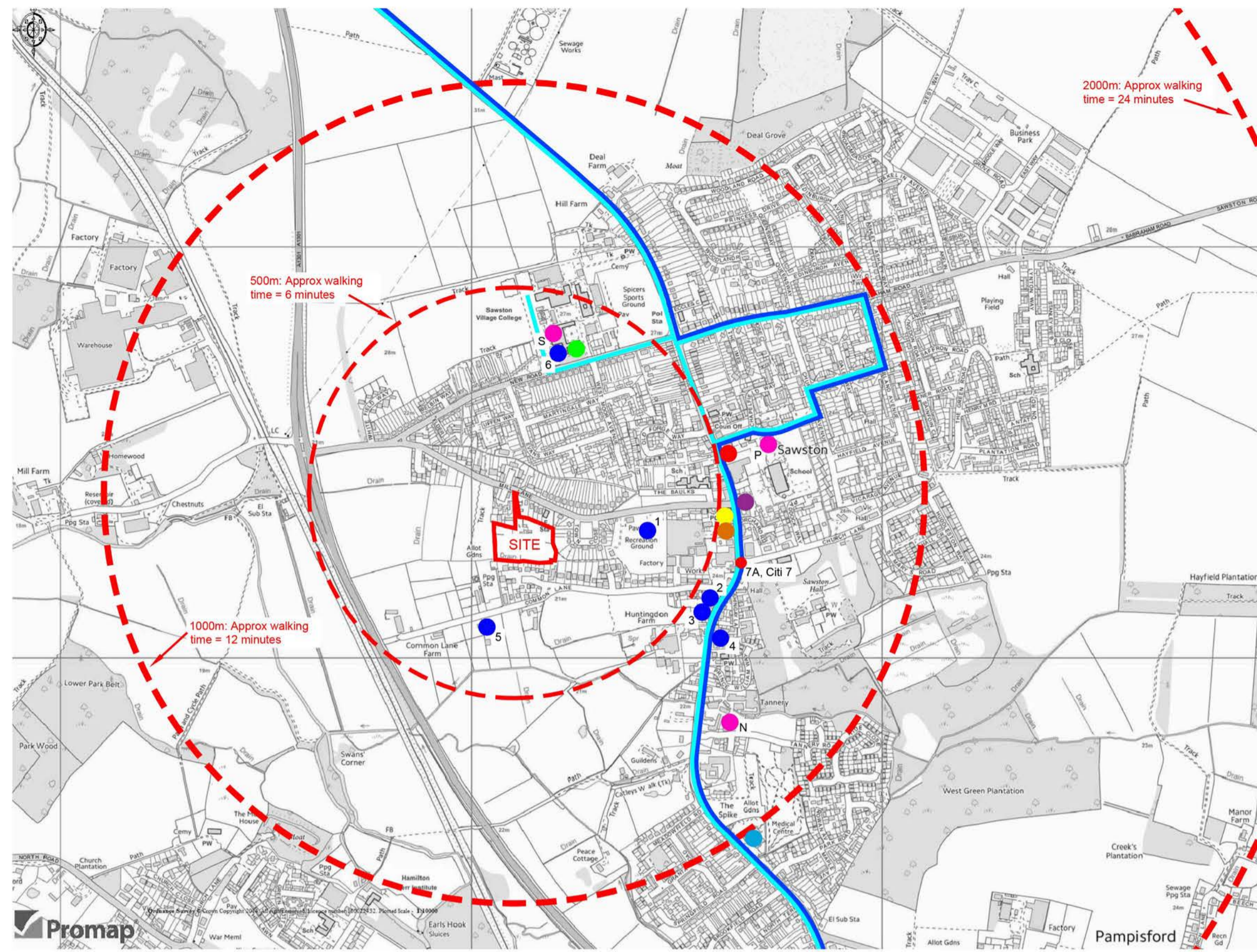
	Existing Tree
	Proposed Tree
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	Grass



Public Open Space and SUDS location in relationship to the overall development area (not to scale).

PUBLIC OPEN SPACE PLAN

SAWSTON - RESIDENTIAL DEVELOPMENT



- NOTE**
Walking distances based on a walking speed of 1.4 m/s from 'Providing For Journeys On Foot'
Nearest of each facility / service shown only.
- KEY**
- Site Boundary
 - Radius Distance Line
 - 7A Bus route
 - Citi 7 Bus route
 - School/College
N = Nursery P=Primary S=Secondary
 - Doctors Surgery
 - Library
 - Post Office
 - Supermarket
 - Pharmacy
 - Dentist
 - Leisure
1. Recreation Ground
2. The White Lion
3. The Black Bull Restaurant & Bar
4. Sawston Youth Group
5. Sawston Riding School
6. Sawston Sports Centre
 - Bus stops

Accessibility

The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of local facilities, including the Primary School and Secondary School.

Drainage

The drainage for the site will be designed in line with current legislation:

- Building Regulations;
- Sewers for Adoption; and
- National Planning Policy Framework.

Sustainable Urban Drainage Systems (SUDS) will be utilised. Infiltration testing will be completed prior to detailed design to determine if the underlying geology is suitable for use with infiltration techniques. If infiltration is not viable on site, the surface water outfall rate will be restricted to greenfield equivalent rates, attenuated on site and outfall to the watercourse adjacent to the site's southern boundary.

Foul water will discharge to Anglian Water's foul water drainage network.

Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Mill Lane. The predicted number of trips generated by the proposed development is shown in the table below.

Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	15	41	56	28	16	43

Table 5.2

Parking

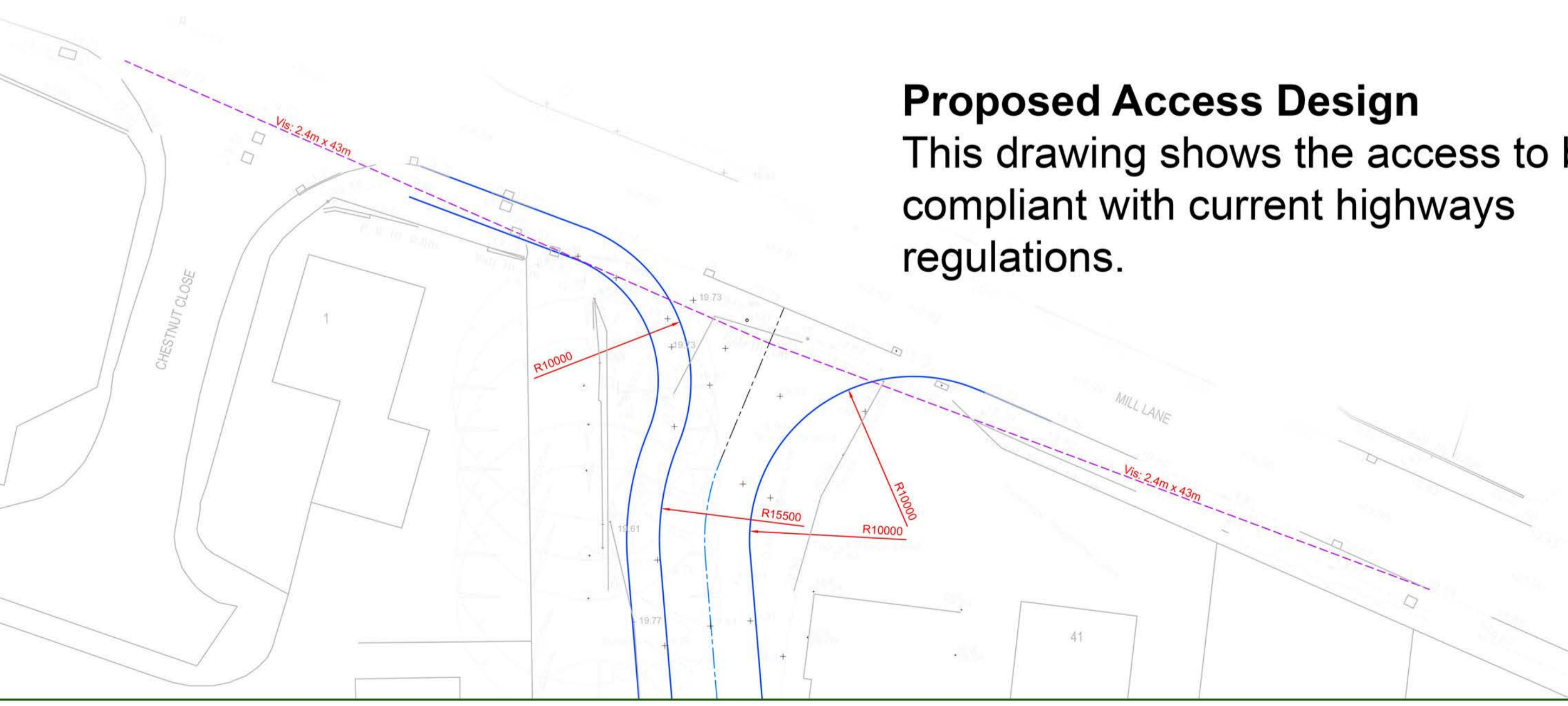
Car parking will be provided following guidance provided by both South Cambridgeshire Council and Cambridgeshire County Council, as set out in the table to the right.

Mill Lane, Sawston - Parking Standards	
Bedrooms	Maximum Parking Spaces
1	1
2	1
3	2
4+	3/4

Table 2.5

Flooding

The application site is located within Flood Zone 1 as defined by the Environment Agency. Flood Zone 1 is defined as being a low risk zone with the likelihood of flooding being less than 1 in 1000 years or 0.1%.



Proposed Access Design

This drawing shows the access to be compliant with current highways regulations.

House Types

The proposed development will offer a range of house types ranging from 1 to 4 bedroom properties. The mix has been informed by the Local Authority requirement for 40% affordable housing, and research into the area which included discussions with the Council's Housing Officer. As a result the scheme includes a number of smaller affordable units, and 1 and 2 bed apartments to meet specifically identified local needs.

The overall layout has sought to provide a sense of space and provide views of the landscaped areas wherever possible. Smaller and affordable units have been designed to blend in with the larger properties and enjoy the same benefits within the scheme.

Representation of proposed flats



Properties by number of bedrooms



Location of affordable housing



HOUSING MIX
SAWSTON - RESIDENTIAL DEVELOPMENT



Indicative elevation of properties 33 to 36

These illustrations are representative of the proposed street scene. They provide an idea of the overall shape and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application. Final materials choices are usually provided as part of a reserved matters application.

Location Plan



Indicative elevation of properties 7 and 8

Manor Oak Homes thanks you for your attendance at this exhibition.

Engagement with the local community is an important part of the planning process and your views are important to us.

Comments forms are available near the entrance and we request that you assist us by completing one. All comments will be logged and given due consideration.

The exhibition boards and submitted comments will be hosted on the Manor Oak Homes website at: www.manoroakhomes.co.uk/sawston