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24th February 2017

FAO Karen Pell-Coggins
Planning & New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge,
CB23 6EA

Dear Karen

Planning Application S/1606/OL - Development off Oakington Road, Cottenham

Cottenham Parish Council has considered the new Heritage Statement and offers these comments.

In order to mitigate the congestion effects of the greatly increased traffic arising from the construction of up to 126 homes on Oakington Road, significant changes have been proposed to Rampton Road and, in particular the roundabout linking Oakington Road with Rampton Road. The significance of those changes to the setting of Grade II Listed Buildings, namely 25 - 39 (odds) Rampton Road, known collectively as the Moreton Almshouses, has now to be considered properly and thoroughly by both the developer and Local Planning Authority, as required by **NPPF 128 and 129**.

The Heritage Statement does not describe adequately, **as required by NPPF128**, but rather downplays the significance of the heritage asset, including any contribution made by its setting, effect on views to and from the buildings and the potential economic and social impact of the enlarged roundabout on the economic and social viability of the almshouses. It appears that inadequate evaluation methodology and expertise have been applied to the assessment since only minimal illustrative or technical material has been provided, and then dispersed within information about other less-affected assets. We are also concerned by the lack of independence when the author is also the developer's agent and lack of diligence when "cutting and pasting" from a Heritage Statement prepared for another purpose in another place.

This roundabout is within the setting of the **Grade II listed 1853 Moreton almshouses** and would bring much more traffic closer to them with vibration likely to compromise these foundation-less buildings, while cyclists and residents, especially the elderly residents of the almshouses (#25-#39 Rampton Road) but also the properties that front directly onto the existing roundabout (#40, #42, and #43 Rampton Road, #2 and #4 (Oakington Road) will be exposed more intimately to the noise, pollution and safety threats posed, especially by larger articulated vehicles manoeuvring around, and often across, such a roundabout. The number of elderly neighbours to the roundabout must require a higher than usual standard of road safety, otherwise these seven, otherwise truly affordable, homes will become impossible to let to those who most need them, nullifying any supposed benefit from the primary 8 affordable homes possibly deliverable within 5 years as part of the proposal. The long-term social and economic viability of the almshouses

themselves is threatened. These buildings are not a just historic work of art to be conserved and admired at a distance, they are homes to some of our most vulnerable residents whose quality of life is threatened.

Under sections 16 and 66 of the **Town & Country Planning Act 1990** (cited in **SCDC's "Listed Buildings: Works to or affecting the setting of"** paragraph 2.21) concern is expressed about the effect on the economic viability of the affected asset.

SCDC policy CH/4 requires that permission will not be granted for an application that "adversely affects the wider setting of a listed building"; this policy also requires the provision of "clear technical and illustrative material to allow that impact to be properly assessed". The "Built Heritage Statement" does not even include a photograph of the buildings or their setting, either before or after the proposed change and has misleading information about the current setting, does not mark the location of the Almshouses and some houses adjacent to the roundabout have been erased. Any assessment of "neutral impact" must be regarded as superficial, ill-informed and unreliable.

There is no evidence that the **English Heritage** methodology for assessing "setting and social and economic impact" has been followed. The statement makes no mention of the purpose of the almshouses as truly affordable homes in the community or how reduced amenity and safety for the elderly residents threatens the economic and social viability of the seven almshouses – truly affordable homes for those most in need, which are already suffering damage from the effects of traffic and poor road drainage.

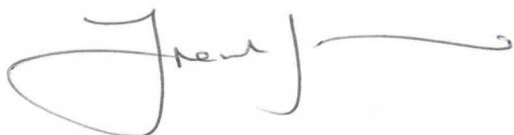
The most recent **Building Survey Report** prepared by Hugo Prime (a Chartered Building Surveyor with a University of Cambridge Certificate in Historic Building Conservation) attributed damage to the window surround bricks of #25 and #27 to frost action and erosion following acidic water being splashed up from standing puddles by passing vehicles. The rainwater gullies in this area and along to the Village Green need significant augmentation if this problem is not to get much worse as traffic increases substantially as a result of this and other possible developments. This surface water issue has been recognised but not remedied for many years and is even cited as a problem in the Cottenham Village Design Statement.

There is no evidence that the Local Planning authority – SCDC – has adequately complied with its duty under **section 67 of the Planning (Listed Buildings & Conservation Areas) Act 1990** to publicise this planning application **S/1411/16/OL** as one that affects the "setting of a listed building".

Together these omissions and oversights make it impossible for SCDC to comply with **NPPF129** in coming to anything less than a "significant harm" conclusion as to the effects of the proposed roundabout on the wider setting of the Listed Buildings.

All other points we have previously raised continue to apply. Permission should be refused.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Frank Morris', with a long horizontal flourish extending to the right.

Frank Morris

Chair

Appendix: Some illustrative information



Fig. 1 John Moreton 1853 Almshouses – operated by Cottenham Charities

“Almshouses, dated 1853 on stone panel to front wall. Gault brick with red brick door and window arches and terracotta band. Embattled hipped roof of fishscale pattern slate to centre, with lower flanking wings with end parapets on kneelers. Moulded brick eaves cornice and five end and ridge stacks with projecting capping, string courses and splayed offsets to bases. Plan of higher centre block with flanking wings. Two storeys with frieze of terracotta between. Centre block has canted front and alternating red and yellow bricks to pointed two centred arches to two-light casement with Y glazing bars. Similar arch to boarded door with cover strips. Wings have drip moulds with return stops to three casements in square heads, the centre window is blind. At ground floor two similar window flanks two adjacent doorways. The wing to the left hand has six window openings, with two blind windows.” Listing NGR: TL4457367150

NB Note the uncluttered view, including the relative absence of street furniture.

#2 and #4 Oakington Road hidden under table

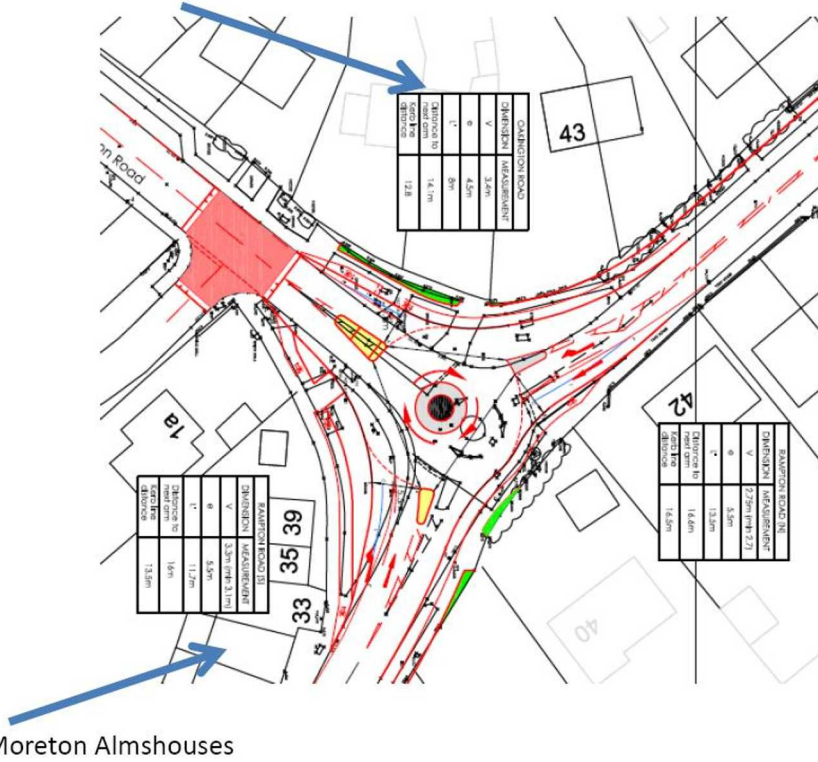


Fig 2: Proposed “improvement” to Oakington Road / Rampton Road roundabout

The proposed changes inherently affect the views to and from the Listed Buildings (4.38 of the SDC SPD “Listed Buildings: Works to or affecting the setting”



Fig 3: The missing #2 and #4 Oakington Road re-instated



Fig 4: Illustrative view of the effect on the setting of the almshouses (on left of diagram)

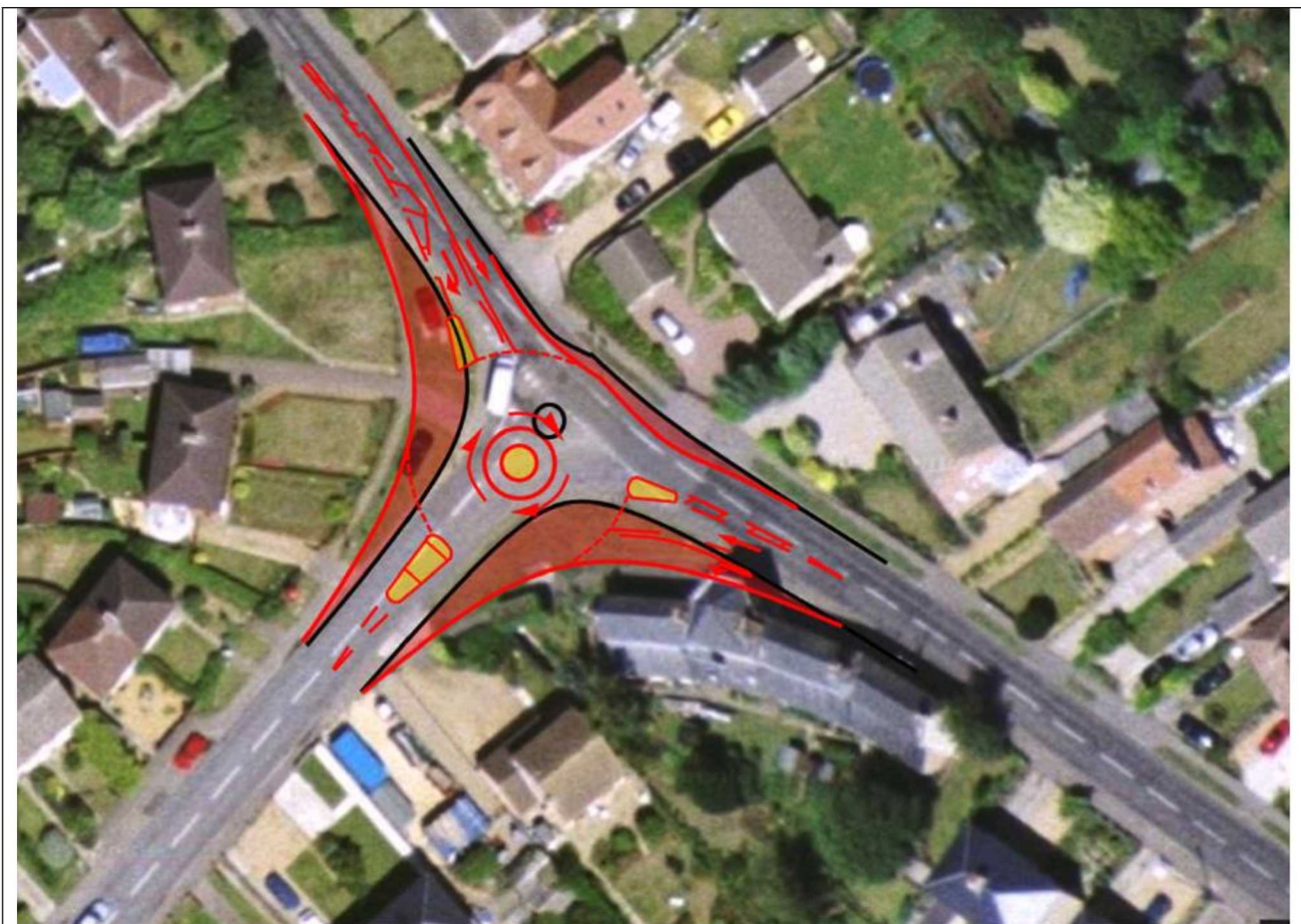


Fig 5: Artist's impression of the proposed roundabout, almshouses and their setting