

[S/1486/18/FL Land to north of Impington Lane, Impington](#) The erection of 26 dwellings with associated access, car and cycle parking, open space and landscaping. **14 day amendment: Amendment to layout; Ecology Report; Custom Building plot information**

All in favour to recommend refusal, comments outlined below:

- The proposed path width on the access road of 1.8m is to our understanding not sufficient to comply with the adoptable roads standard requirements. Hence, the roads in the development will not be adopted, contrary to the requirements of the emerging neighbourhood plan and the conditions demanded by the County Highways response to this application.
- It was noted that the existing extension to 69 Impington Lane now shown correctly, with resulting movement of plans north resulting in an unacceptable reduction of the original wide “green barrier” with the Green Belt. This is much reduced from the original plans and inadequate in comparison to the much wider barrier insisted by planners at the time of construction of the adjacent and co-linear Merrington Place
- No changes proposed to housing mix and still not matching the housing requirements of the villages, and not consistent with SCDC policy
- Furthermore all the affordable homes are designated in a single cluster, which is contrary to SCDC policy (and also the requirements of the emerging Neighbourhood Plan)
- One of the two suspected bat loft containing sheds has been removed, both physically and from the drawings
- The PC understands that an Ecology expert has advised local residents there are no Biodiversity net gains in the proposal: this concerns the PC especially as the reduction in the Green Belt Barrier further reduces the opportunities for the developer to achieve net gains.
- Concerns still exist of the servicing of the pumping station requiring a 12 tonne truck to back up a private track of similar width to the truck: this track is used by residents on foot and bicycle.
- As the Planning Inspector, after a full hearing, has rejected the application to further extend the allocation of more Green Belt to the north of this development for further development, the 2 access points to rear fields now inappropriate
- The access to this development is onto a road which is 30mph limited and the splays should be constructed and maintained to the requirements for this speed. It was noted that County Highways have already required an enlargement from these amended plans, and the PC would wish this to be enforced. The continuing achievement of a required visibility splay will be dependent on owners of properties neighbouring the exit to maintain hedgerows: The PC is concerned about the sustainability of adequate visibility splays at all times. The site is particularly sensitive as it abuts footpaths where two different age groups of schoolchildren cross in opposite directions on their way to school, and is close to where those with buggies etc have to cross over because of the very narrow footpath just a little further west on the south side of Impington Lane.

If minded to approve the application, The Parish Council requests that because the access proposed to this development is poor and problematic that the condition is imposed that this road is only used for access to the proposed development and not used for the traffic in the construction and use of further developments. Since the Planning Inspector had agreed to release this parcel of land from the Green Belt, the Parish Council were not opposed to the principle of development on this site.

Noting the above comments, members request this application be determined by SCDC Planning Committee