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South  
Cambridgeshire  
District Council

Kathryn Wiseman,  
Linton Parish Council Clerk  
Village Hall  
15, Coles Lane  
Linton  
Cambridge  
Cambridgeshire  
CB21 4JS

Planning and New Communities  
Contact: Michael Sexton  
Direct Dial: 01954 713417  
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Our Ref: S/0670/19/FL  
Date: 19 June 2019

Dear Madam

**Proposal:** The construction of 26 Affordable homes including External works and Parking on land rear of No 8 to 30 Paynes Meadow Linton

**Application Ref:** S/0670/19/FL

**Location:** Land Rear of 24-27 Paynes Meadow, Linton, CB21 4JP

**Applicant:** Mrs S Moor, C/o Hundred Houses Society

The above planning application has been amended. A copy of the revised plans is attached.

**Amended site layout and design and amended FRA/ Drainage Strategy**

Any comments that your Parish Council wishes to make should be made **on this form** and returned to the above address **not later than 14 days from the date of this letter**. (You should note that at the expiry of this period the District Council may determine the application.)

Comments of the Parish Council:

*\* PLEASE SEE ATTACHED COMMENTS*

*\* LPC REFER TO SCDC FULL PLANNING COMMITTEE*

**Recommendation of the Parish Council:- (please tick one box only)**

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
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Signed: ..... Date: *15/7/19*  
Clerk of the Parish Meeting ..... Man of the Parish Meeting

**EXPLANATION OF APPLICATION SUFFIX**

OL	Outline	LD	Lawful Development Certificate
FL	Full	PA	Prior Notification of Agricultural Development
RM	Reserved Matters	PD	Prior Notification of Demolition Works
LB	Listed Building Consent	PT	Prior Notification of Telecommunications Development
CA	Conservation Area Consent	HZ	Hazardous Substance Consent
AD	Advertisement Consent	VC	Variation or Removal of Condition
		DC	Discharge of Condition



## Privacy Notice

### Who we are

This privacy notice explains how the Greater Cambridge Planning Service uses information in the course of providing planning services to Cambridge City and South Cambridgeshire District Councils. This work includes:

- Making decisions and providing advice on planning applications
- Making planning policies
- Working with neighbourhoods on their plans
- Working with neighbouring authorities on strategic policies
- Responding to allegations of unlawful development
- Monitoring development
- Entering legal agreements, serving notices and promoting the best use of land

### Why we require this personal information?

We require personal data to process comments so that we know where the comment or information came from and can weigh the relevance of any comments made. We may use the information provided to contact you about the application you have commented on.

### What we do with this information

This information will be used by Cambridge City and South Cambridge District Councils in determining an application for planning permission. This function is known as a "public task" and is why we do not need you to "opt in" to allow this information to be used.

We process this information as a (Public task) Statutory Duty as laid out in the Town and Country Planning Act and we cannot process your comments unless you provide this personal information. If you do not or if you refuse to allow us to share information we will not be able to carry out the service for you.

We may process the information you provide to prevent and detect fraud in any of our systems and may supply information to government agencies, credit reference agencies, audit or other external bodies for such purposes. We participate in the governments National Fraud Initiative.

As we process this information as a statutory duty you hold the following rights with regard to the personal data provided to us when making comments:

### Recommendation of the Parish Council:- (please tick one box only)

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
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Clerk of the Parish Meeting

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**Right to Access** – You have the right to access (receive a copy) of your personal data and supplementary information.

**Right to Rectification** – You have the right to have any inaccurate or incomplete personal data rectified.

**Right to Restriction** – You have the right to request a restriction of the processing of your personal data in situations where it is inaccurate, unlawful, and no longer needed for the purposes for which it was originally collected, or if a withdrawal of consent has been made.

The comments provided will form part of our public register of applications and, as such, will be open to public inspection at our offices and on our website and your comment will be attributed to your address. However, personal information including your name and contact details will be redacted in line with our redaction policy. In the event of an appeal, representations will be forwarded to the planning Inspectorate and the appellant. The planning Inspectorate may publish appeal documentation, including copies of representations received.

#### How we share this information

We do not sell information to other organisations. We do not move information beyond the UK. We do not use information for automated decision making.

We sometimes need to share the information we have with other departments within our Councils, for example to establish how long a building has been used as a dwelling or if you object to a proposal on noise grounds and we feel Environmental Health should be aware.

#### Redaction ('blanking things out')

We operate a policy where we routinely redact the following details before making forms and documents available online:

- Personal contact details – e.g. name, telephone numbers, email addresses
- Signatures
- Special Category Data - e.g. supporting statements that include information about health conditions or ethnic origin

#### Retention ('how long we keep your information for')

The Town and Country Planning Act requires us to hold most types of applications on our public register permanently. You can find out more by looking at our Retention Policy on our web sites.

#### Recommendation of the Parish Council:- (please tick one box only)

Approve	Refuse	<input checked="" type="checkbox"/>	No Objections
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### Complaints and problems


You can find out more about how we handle your data by visiting the Councils Privacy Notice page on the web site

If you think we have got something wrong or if you are concerned with the way we are handling your data please contact us by emailing [applicationsupport@cambridge.gov.uk](mailto:applicationsupport@cambridge.gov.uk) for Cambridge City applications and [planning@scambs.gov.uk](mailto:planning@scambs.gov.uk) for South Cambridgeshire District applications. Alternatively you can call us on the numbers above.

If you have a query regarding your rights please contact the Data Protection Officer who can be contacted by emailing [infogov@3csharedservices.org](mailto:infogov@3csharedservices.org) or you can write to the Council and mark your letter for the attention of the Data Protection Officer. Alternatively you can call 07864 604221 or 01954 713318.

If we fail to respond properly you can direct your concerns to the Information Commissioner's Office (ICO).

### Recommendation of the Parish Council:- (please tick one box only)

Approve		Refuse	<input checked="" type="checkbox"/>	No Objections	
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Clerk of the Parish Meeting ..... Chairman of the Parish Meeting

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**LPC Comments:** There have been some amendments to the housing designs and layout, but these are insufficient, do not meet the recommendations of the Design Group and adversely affect the valued landscape. Serious concerns remain.

Please refer to the original comments submitted by LPC, as most of these still stand.

The major concern is the effect of housing being visible over the long views of the valued landscape especially as seen from Back Road. The site would also be visible from Balsham Road and across the wider landscape of the Granta Valley. Any compromise to the valued landscape by development up the slope would jeopardise the defence against speculative development, such as we have endured recently.

#### **Layout and landscape impact**

- The advice of the urban design group and landscape team appears to have been ignored - that there should be no more than 22 houses and that those on the western edge (closest to the open fields) should be bungalows, to minimise impact on the views from Back Road and across the wider valued landscape.
- In fact the number of houses has not been reduced and the houses along this edge now appear to be higher, 2-storey, dwellings.
- There appears to have been no attempt to "settle" the houses on the western edge into the contours of the hillside.
- These house would be visible over the landscape and this is not acceptable
- The section plans appear contradictory, yet both still show proposed housing visible above hedges and hillside. Please note that the height of hedges is not permanent and any reduction, die back and loss of trees would result in housing having more impact.
- The major factor in having one appeal refused was the evaluation of the landscape and the effect of housing on that landscape. (see public enquiry report on the assessment of this landscape (Appeal Ref: APP/W0530/W/17/3179762, Land Off Back Road, Linton), Paras 15-38 of the decision are significant, and to quote the Inquiry decision -  
*Amongst other matters policy DP/3 of the Development Control Policies DPD (adopted 2007) states that development must not have an unacceptable adverse impact on the countryside, and landscape character. Policy NE/4 states that development will only be permitted where it respects and retains, or enhances, the local character and distinctiveness of the individual Landscape*  
The policy numbers might now be different, but the principles remain. This development will breach both of these policies.
- A revised Design and Access statement does not appear with the amendments, indicating that there has been no assessment of how the development will affect the landscape and National Character Area.
- This site will stretch development up the hill, outside of the village envelope (which is re-established as the LP is now in place) and the planning balance for development to meet housing numbers no longer over-rides local issues.

#### **Section plans - Comments specifically in relation to the new street elevation and section drawings:**

- Plots 17 and 18 are not included in the "left to right" elevation which stops at plot 16 and yet the topographical plan shows a further rise towards this end. In this view, the plots are shown as being taller than the hedgerow behind. This is the boundary hedge visible from the Icknield way between the bench and the water tower.
- The street elevations of plots 18, 19, 20 and 21 again show these buildings as taller than the hedgerow behind them. This is the boundary hedgerow to the western side of the site - up the hill.
- The section drawings then inconsistently show these buildings not only being lower than the boundary hedge, but also being lower than the field to the other side of the hedge.
- Attached are 3 views taken from the Icknield way. View 1 is taken from approximately the site of the section provided by the applicant. View 3 is taken from the top of the hill and View 2 is approximately half way between the two. The trees that are the boundary to the site are consistently visible in all these views, (as they are for the majority of the walk up the hill except in places where there is hedgerow to the right side of the path (as you walk up the hill)).
- From view 1: the green hedgerow does not continue beyond the site as shown in the applicant's section, the tree-line that surrounds the new part of the site is particularly patchy towards the top of the site meaning any building behind this point will be visible (the topographical plan shows a



continued rise in the land behind these trees), and the enormous hill that appears on the section drawings has been very much exaggerated.

- From view 2: the thinning of the hedge is visible (just!) in the centre of the picture, it is clearer in the close-up taken from the same spot.
- From view 3: existing buildings in Paynes Meadow are visible to the edge of the woods. From the colour of the roof in the close-up I think this is nos 24-27. These are visible to the naked eye from the top of the footpath. There is no doubt that new two story buildings along this boundary will be extremely visible from this part of the Icknield Way.

### **Hedges, Trees and landscaping**

- The site depends upon the current trees and ancient hedging to screen the proposed houses. We note that many of these are in poor condition and with sparse foliage.
- Hedges that form boundaries of gardens cannot be adequately protected and there is a strong possibility that these will be reduced in height over time, losing the necessary screening. This particularly relevant for houses 18-21.
- The section plans appear to show houses visible above the current tree/hedge line, and thus visible across the valued landscape.

### **House designs**

- There have been some changes, in response to comments, but the recommended bungalows at the western edge have been ignored.
- Having slate roofs at 30 degrees would reduce the height of individual houses and should be considered. That angle would still give good proportions - there is a fair amount of slate in the village from 19th century onwards, as a precedent. This angle would better suit the neo-Georgian style of the houses. (and reduce potential for permitted development of loft space that would impact on neighbours)
- If the pitch of slate was reduced to 22½ degrees the height would be reduced but large gables would emphasise their width. It would look much better to stay with a 'perfect' Georgian proportion, but with houses settled deeper into the landscape and contours.
- The houses appear to be small (50m<sup>2</sup> for a 2-bedroom flat) which appears inadequate for the needs of modern residents.
- We have seen recent discharge of conditions that have allowed wholly inappropriate materials to be used in highly visible and sensitive areas of the village. LPC need to be consulted on materials and discharge of conditions.

### **Parking and highways**

- The parking on site might meet current standards, but current parking on Paynes Meadow is not sufficient for their own residents and visitors. Additional traffic will impact on road safety within the Chalklands estate.
- To meet parking space numbers, spaces are proposed to be created on Paynes Meadow, with loss of places for current occupants i.e. outside the red line of the application site.
- To form 3 parking bays from the current turning head, there is a loss of both the turning head (often used as 2 parking bays) and pavement, affecting pedestrian safety.
- It is not appropriate that parking from the proposed site should be situated on the current site, with turning heads for the current site now placed on the proposed site.
- Has sufficient provision been made for wide disabled parking spaces?

### **Drainage**

- The site is located over a Principal Aquifer and within a Source Protection Zone, as such, surface water drainage and pollution of the water source are key issues.
- The Rossi-Long report 6.3 shows a map of surface water flood risk. The flooding potential of the site would not be on this map as it is currently open field and would not been part of a flooding assessment.
- The site might be in flood zone 1 for river flooding, but the Chalklands area is at risk from surface water flooding, which regularly happens. Building here would exacerbate that risk as green soakaway is replaced with hard surfacing.
- The drainage/flooding report has acknowledged the issue of surface water run-off and floods from the natural springs. The springs occur at the junctions of clay and underlying chalk and can appear in response to rainfall and changes in the level of the water table.



- The ground investigation report shows the make-up of the land - a lot of clay that is just about acceptable for shallow infiltration, but not good for deep soakage (note the failed infiltration tests at 2m depth).
- The drainage report is based on the porosity testing done at the end of November 2018. This is not ideal from a peak water table perspective. It was wetter in October and November than in December and January, after a long and very dry summer. We note that several tests still failed.
- 6.5 states that there has been no major flooding in the area of the site. This is because the water flows downhill into neighbouring gardens, down the Chalklands roads and Rivey Lane to flood lower down the slope and into the village. In 2001 in particular, these roads and Lanes flowed like rivers. Gardens near the cemetery can be flooded during modest rainfall
- There is chalk much closer to the surface in the SE corner where the proposed drainage ditch will be. The reports of damp and waterlogged gardens from the residents of nos 28, 29 and 30 would indicate that porosity is already inadequate in this area. There is evidence of sinkholes in Linton, near Symond's House, on the Grip, etc. The many potholes on Chalklands roads are probably due to the underlying water issues.
- We are not confident that a suitable solution to drainage issues has been found.
- The SUDs plans still include a ditch that does not discharge to a natural watercourse - an essential feature. When this overflows, it will drain onto Rivey Lane, a much used walking route. This is not practical. Otherwise it will drain to neighbouring gardens and houses.
- There appears to be no provision, as yet, for the maintenance of the ditch and other parts of the drainage scheme.
- The safety of the ditch is questioned - as it would be damp-to-wet most of the year this would not be a good place for children to play, and a good breeding ground for mosquitoes (Anopheles sp are still present - carrier of Fen Ague, a type of malaria)
- Any floodwater sent into main drains would add to the overloading of the current sewer/drain system - as happens currently towards the centre of the village.

#### **Water and drains**

- The availability of water appears to have been referred to Anglian Water, rather than to Cambridge water. There has therefore been no proper consultation
- Foul waste - the local water recycling facility might have capacity, but the main sewage piping system in the village (into which the sewers will feed) is already over loaded, leading to overflow and blockages within the village (Back Road, Symond's Lane, Balsham Road, etc)

#### **Sustainability and connectivity**

- Linton has recently had a number of infill developments, and OL permission given for up to 55 houses on one site and up to 42 on another. Recently another 6 flats have been proposed as re-development of a listed building, houses on the Van Centre site, plus several individual infill houses and expansion of current housing. The cumulative effects of this development along with recent and forthcoming housing should be taken into consideration regarding provision of infrastructure, facilities and services.
- The site is far from village facilities. The connectivity with the village has been lost as the path directly to Rivey Lane has been removed. Pedestrians will now access the short-cut over the open land at Paynes Meadow (belonging to LPC) to Chalklands affecting privacy of current housing, or through the ancient hedge at Paynes Meadow. We request that a formal route to Rivey Lane should be re-established, that can be suitably maintained.

#### **Housing needs survey**

- A housing needs survey has been completed in response to this application - thank you.
- The demographics of Linton show that the elderly population is disproportionately high and set to increase. There are housing needs for the elderly, for their families to remain nearby to care for them. Bungalows and smaller homes (flats and maisonettes) are needed, which are not adequately reflected in the proposed housing mix, neither are there homes for the less able (we only have 3 Papworth homes in Linton)
- The housing to the west of the site have been recommended to be bungalows, to lessen impact on the valued landscape. The need for bungalows (including privately owned homes) is supported by the housing needs survey.

#### **Archaeology Report -**



- We note that there is no report, despite this site being close to Rivey Wood with known Neolithic roundhouses, the cropmarks indicating Roman Farmsteads nearby, and the wider Historic Landscape of Back Road, Horseheath Road, Bartlow Road, Recreation Ground/LVC, Linton Heath, etc., with the inhumations, artefacts and Cursus.

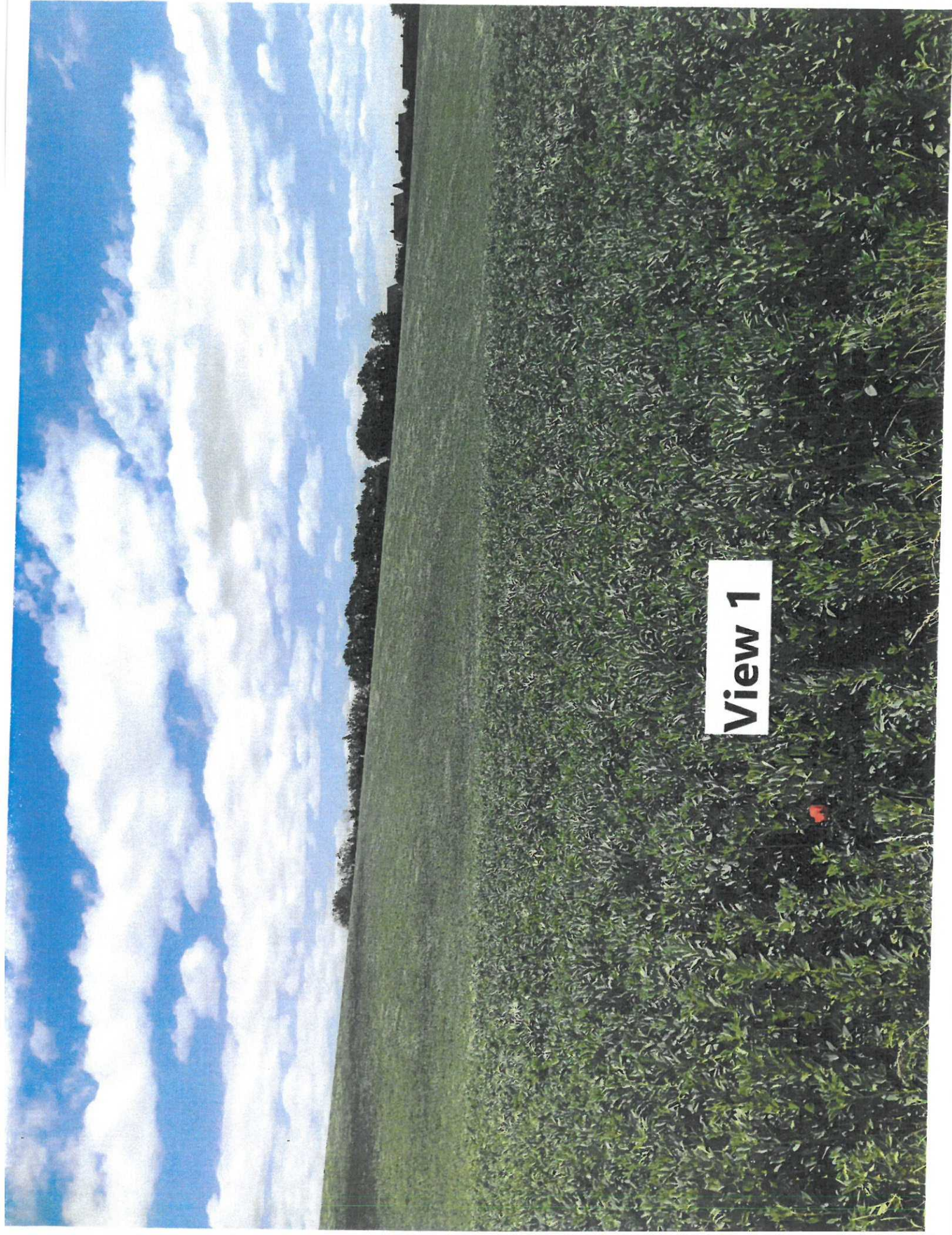
### **Conclusions**

- The character of the village is that it nestles in the valley. Extending up the hillside will change that and give a precedent for more speculative and unsustainable development.
- The proposed new development does not respect, retain or enhance the local character and distinctiveness of the local landscape and the individual National Character Area in which it is located.
- The recent amendments do not meet the recommendations of the design group and the effect on the landscape has been worsened by the amendments.
- Whilst we appreciate the need for genuinely suitable and affordable homes in Linton, for Linton people, the adverse effects of these plans, as presented, outweigh the possible benefits.

**LPC Decision: To continue to Object and refer to SCDC Full Planning Committee.**

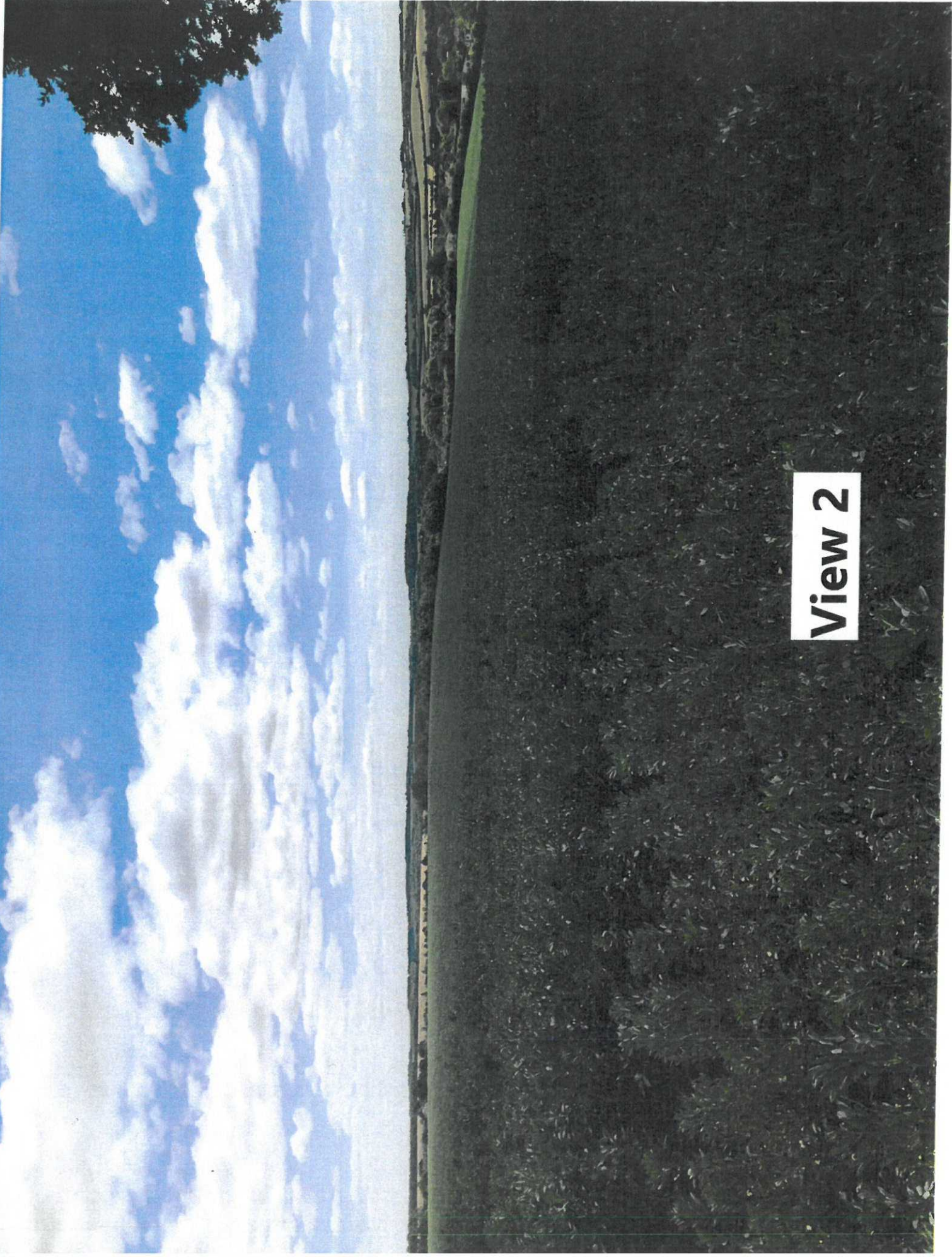


**View 1**



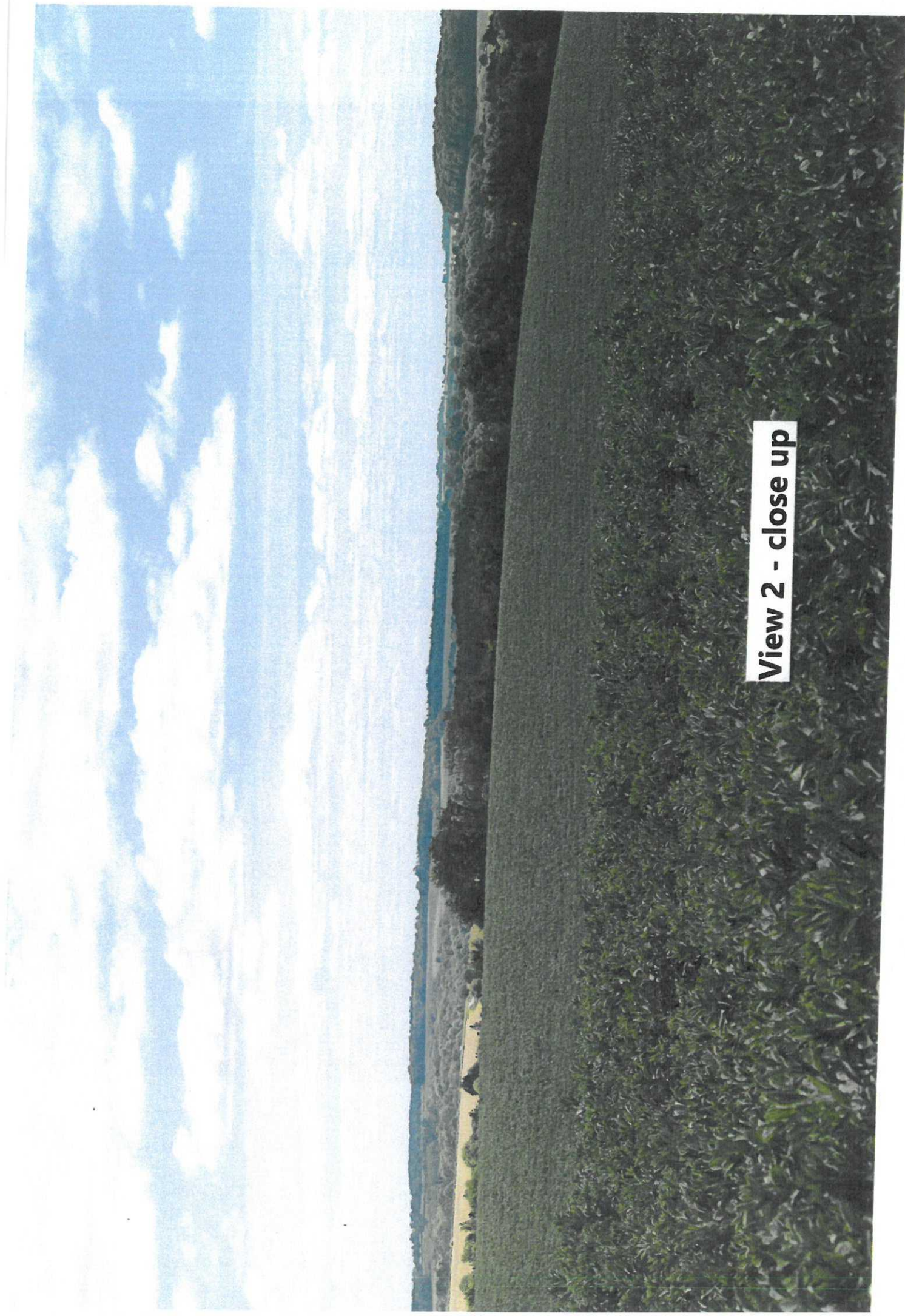


**View 2**



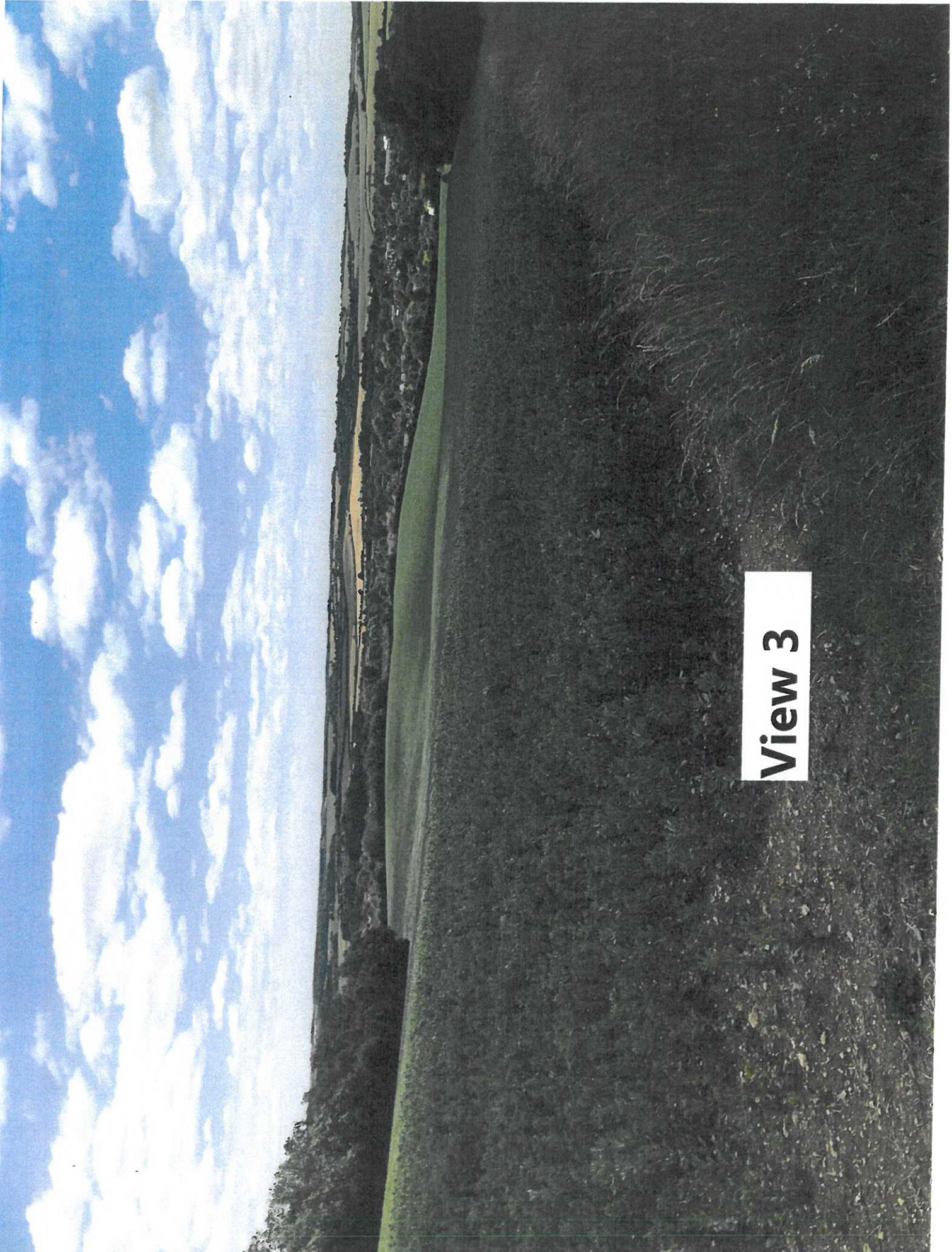


**View 2 - close up**





**View 3**





**View 3 - Close up**

