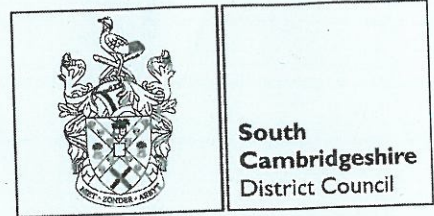


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RECEIVED SCDC
29 DEC 2014
DEVELOPMENT CONTROL

Mrs Val Tookey,
Barrington Parish Council
36, The Causeway
Bassingbourn Cum Kneesworth
Royston
Cambridgeshire
SG8 5LG

Planning and New Communities
Contact: Andrew Fillmore
Direct Dial: 01954713180
Direct email: andrew.fillmore@scambs.gov.uk
Our Ref: S/2365/14/OL
Your Ref:
Date 16 October 2014

This letter (with no plans attached) has been emailed to the Parish Council prior to sending out in the post, and for information, to the Ward Members

Dear Sir/Madam

Proposal: Outline application for the demolition of all existing buildings and structures, and redevelopment to provide up to 220 residential units, formal and informal open space including allotments, car parking for Barrington Primary School, new pedestrian and cycle links to Barrington village and Foxton Station, and associated works - details of vehicular site access arrangements are submitted for approval, with all other matters (layout, scale, appearance and landscaping) reserved for future approval.

Application Ref: S/2365/14/OL
Location: Former CEMEX Cement Works, Barrington Cement Plant, Haslingfield Road, Barrington, Cambridge, Cambridgeshire, CB22 7RQ

Applicant: Mr Simon Barrett, Cemex UK Properties Ltd

Attached is a copy of the above application for your retention.

Please see attached response and appendices.

Any comments that your Parish Council wishes to make should be made on this form and returned to the above address **no later than 21 days from the date of this letter**. (You should note that at the expiry of this period the District Council could determine the application without receipt of your comments.)

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

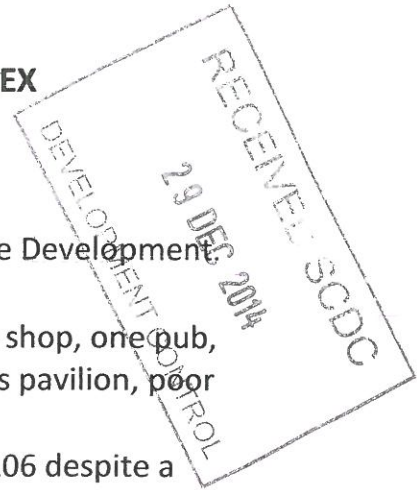
Approve	Refuse	<input checked="" type="checkbox"/>	No Objections
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Signed: Valerie Tookey Date: 24/12/14
Clerk of the Parish Council or Chairman of the Parish Meeting

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 | DC | Discharge of Conditions |
| VC | Variation or Removal of Condition | | |

**Barrington Parish Council Response to CEMEX
Planning Application No S/2365/14/OL**



Summary

- BPC recommends Refusal on the Grounds of Unsustainable Development.
- The scale of development is disproportionate.
- It proposes a 47% increase in housing in a village with one shop, one pub, one primary school, an aged village hall and an aged sports pavilion, poor transport links and no local health care.
- Main effects are not mitigated in the proposed Schedule 106 despite a number of meetings to explain the village's needs to CEMEX.

Need

- While acknowledging the need to meet national house building policy in the District, BPC believes this should be a Plan-Led exercise and not a piecemeal, opportunistic development process to be managed by individual applications of this sort.
- This site was not previously identified as suitable for change of use to housing. There is a bigger picture about protecting the character of the South Cambs villages that this application ignores and this undermines sound local planning. It is important for the Local Planning Authority to understand and protect this "bigger picture".

No Proper Consideration of Alternatives

- BPC believes there has been a lack of real alternatives considered by CEMEX. The options presented to the community were "Do Nothing", an even more ambitious 340-unit housing scheme, or the current 220-unit proposal. "Do Nothing" was dismissed by CEMEX – but site cleanup and decommissioning are required. Other proposals favoured by the village were dismissed by CEMEX and not considered – two alternatives being a solar park and restoration of the brown field site to farm land or parkland.

Community Consultation

- CEMEX has taken a "spin doctor's" guidance on community consultation. The community was presented with a Hobson's choice of a Large Housing Development or an Even Larger Housing Development.
- A Liaison Group of Local Parishes was formed because of the high level of concern in the area about the impact of this number of houses in this location. Haslingfield, Foxton, Shepreth and Harston are all against.
- BPC held the first open Public Meeting in January 2013 and two more in December 2014 to accommodate all those who wished to attend. All three meetings debated the issues in great detail. They voted consistently and almost unanimously against the proposals. (Notes from the three meetings are attached as Appendix D).

The Planning and Environmental Statements

- BPC believes the Planning Statement and the Environmental Impact Assessment are weak in key areas and misleading in others.

Planning Statement

- The Planning Statement pays lip service to Sustainability and lacks a proper, methodical Sustainability Appraisal.

Environmental Statement - Environmental issues

- Traffic impact – BPC's view is that this is significant and detrimental – with a problematic cumulative impact on the local network (Appendix A).
- Sewage – this is a significant negative impact and an on-going local concern.
- Storm Water – the same applies as we believe there is a significant risk of flooding (Appendix B).
- Ecology - this area has a relatively high level of biodiversity and deserves a much more thorough assessment than is contained in the ES (Appendix C).

Social

- Education – the burden on the Primary School is unacceptable and the 106 cannot mitigate the real effects on this tight, historic location. Cash alone cannot solve the space problem.
- Health / Social Services Access – This is a significant issue with no doctor's surgery in Barrington. Surgeries in Harston and Melbourn are at full capacity, and Addenbrookes Hospital, also stretched, would be impacted.
- There is a clear lack of understanding of the physical and social nature of Barrington's community. CEMEX agents describe the proposals as "a sustainable, well-connected development without physically coalescing with Barrington". It does not coalesce, it is not well connected with Barrington or with South Cambs for that matter, and it is not sustainable.

Economics

- BPC sees no long term economic benefit to the village from these proposals

Overall Summary / BPC Recommendations

1. The cumulative impact of these environmental, social, and economic effects is that Barrington village will be significantly, adversely impacted, - permanently.
2. The Proposed Development fails the test of Sustainability and permission should be refused.

A Fletcher
Chairman

23.12.14

Valerie Tolley (Clerk)

24.12.14