

South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge,
CB23 6EA
www.scambs.gov.uk
0345 045 5215



South
Cambridgeshire
District Council

18/3/19

Kathryn Wiseman,
Linton Parish Council Clerk
Social Centre
Coles Lane
Linton
Cambridge
CB21 4JS

Planning and New Communities
Contact: Karen Pell-Coggins
Direct Dial: 01954 713230
Direct Email: karen.pell-coggins@scambs.gov.uk
Our Ref: S/2487/18/RM
Date: 14 March 2019

Dear Sir/Madam

Proposal: Approval of the matters reserved of the layout of the site, the scale and appearance of buildings, the means of access and landscaping following outline planning permission S/1963/15/OL for up to 55 dwellings with landscape buffer and new vehicular access.

Application Ref: S/2487/18/RM
Location: Land to the North and South of Bartlow Road, Linton, CB21 4LY
Applicant: Steve Wood, Abbey Developments Ltd.

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

Revised layout, house types and details of visibility splays

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.

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

Approve	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
---------	--------------------------	--------	-------------------------------------	---------------	--------------------------

Signed: Date: 25/3/19
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	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		Refuse	<input checked="" type="checkbox"/>	No Objections	
---------	--	--------	-------------------------------------	---------------	--

Signed:  Date: 25/3/19
 Clerk of the Parish Council or ~~Chairman of the Parish Meeting~~

EXPLANATION OF APPLICATION SUFFIX

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

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 ('blinking 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	
---------	--	--------	-------------------------------------	---------------	--

Signed:  Date: 25/3/19

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	VC	Variation or Removal of Condition
		DC	Discharge of Condition

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 for Cambridge City applications and planning@scamb.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 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	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
---------	--------------------------	--------	-------------------------------------	---------------	--------------------------

Signed:  Date: 25/3/19.....
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	VC	Variation or Removal of Condition
		DC	Discharge of Condition

S/2487/18/RM – Steve Wood, Abbey Developments Ltd – Land to the North and South of Bartlow Road, Linton – Amendment: Revised layout, house types and details of visibility splays. Decision Required.

LPC Comments:

Following the meeting with the planning officer, we note that some issues have been addressed regarding building outside of the developable area, but very little else has been addressed. The ecological evaluation, hedges, suitability of housing design, layout and site plans, effect on Bartlow Road street scene and the skyline, realistic aerial and section plans, etc., have not been addressed and are among continuing objections to the RM application. There are now features on site forming part of new contours that are outside of the developable area, do not have planning permission and were not part of the outline approval.

Previous objections stand.

Layout -

- Houses facing Bartlow Road have still not been set back to be in line with the current houses
- At the SW corner, 3 x type C2 houses and 1x CLS house are now 4x types C2 houses, but apparently with low, open fences so there is little to hide the view of the back gardens. To make up for the smaller houses, larger, bulky houses have been added on the northern site.
- The pumping station has moved north, but is still outside the agreed developable area.
- It appears that a large tree and group of trees has been lost, with concomitant loss of green buffer at the SW corner.
- At the western edge, housing encroaches upon the boundary ditch and hedge, with unfeasibly narrow hedge boundaries shown on the plans.
- At the southern boundary, the pathway is outside the developable area.
- On some plans a connectivity link is indicated at the SW edge. This would be to private land, so it is not within the power of the developer to comply with this.
- The turning head for plots 17 and 18 has been lost - how will cars, delivery vans, emergency vehicles, etc., manoeuvre safely?
- We note the much smaller gardens for plots 17, 18, 19 and that other gardens and drives on the eastern boundary extend outside the developable area.
- Plot 33 - the house is hard up against the edge of the road, with no pedestrian route from drive to door.
- The illustrative plans do not show the walls, steps, bulwarks, etc., needed to build on this sloping site. Nor do they show the cars that would be present and so visible.
- The aerial illustration is unrealistic in that it shows an apparently flat field, rather than the slopes of the actual site.
- The screening planting cannot be accommodated in the approved zone; although it is closer to the boundary, it is still not enough.
- Plot s 37 and 38 - the driveways have changed and now extend beyond the red line. These encroach upon the planned GCP/City Deal Transport hub and Park and Ride site that would relieve many of the traffic parking issues within Linton, particularly within the Outstanding Conservation Area. The ownership of this area by the developer is doubted.
- As a result, these driveways cannot be delivered. GCP now aware.
- At the northern site, the LEAP encroaches upon and there is still planting in the "no-dig, no planting" zone around the major gas pipeline - this layout is undeliverable. Please refer to the [National Grid notes for guidance - Tree Planting Restrictions On Pipelines](#).
- The northern site cannot then have suitable buffer screening and is undeliverable.

House designs-

- These are marginally changed, but we note that in the larger houses the study/office upstairs will be bedrooms - the houses might be described as having 4 bedrooms plus office, but are advertised as 5 bedroom homes, for example.
- The housing mix lacks bungalows which the village needs for its increasing proportion of elderly residents.
- In an ongoing application, the Health Officer comments that there should be an analysis of the demographic, more houses built to standard (M4)2, housing for the elderly, and all with more aspects of sustainability. **There are no bungalows, housing adapted for the elderly nor many meaningful aspects of sustainability.**
- On the northern site the 2 x K3 houses flanking the entrance (plots 48 and 55) are now larger "Farmsteads". However, such bulky buildings, in these dark materials, are not like any traditional farm houses in this area. They are totally out of keeping with the street scene.

Views and landscape -

- The views of the site will be dominated by driveways, cars and high buildings.
- From Pocket Park (Southern edge) the view from the village wildlife and leisure site will be totally urban, with parked cars and driveways dominating.
- Recent decisions have considered the dominance of cars to be detrimental to the street scene, but cars and parking will dominate this site and along both sides of Bartlow Road
- The profile, section and slope illustrations, are not realistic. The effect of tall housing on a sloping site will be emphasised, especially when viewed from the Public Open Space, across the river from the A1307 and from the village.
- In particular, the 2^{1/2} storey housing will be very prominent upon the skyline, visible from the village and across the long landscape views, especially on the northern site.
- There has still been no evaluation of the effect of housing on the northern site and no evaluation of the effects on the skyline from significant view points.
- The street elevation views do not include the comparator of current buildings from which to judge the height, bulk and dominance of the proposed dwellings.
- The illustrative plans of street scenes misrepresent the views of the estate, by fading out the taller buildings so diminishing their impact.
- Linton nestles into the landscape, this development would be prominent from all views and across the valued, character landscape

Drainage -

- Despite the changed layout, there is no revised drainage plan. Condition 10 cannot be discharged- this is a pre-construction requirement.
- The affordable housing still appears to be grouped in the area known for being worst affected by surface water run-off from the road and uphill from the site.
- CCC Highways will not adopt roads that depend upon "Smart Sponge" techniques as they have high maintenance costs.

Ecology -

- The site had been reviewed and assessed against the site across A1307, managed for commercial cricket bat willows. The effect of this development on Pocket Park/Leadwell Meadows and Flemings Field had not been assessed
- There has been no amphibian survey, despite all the ponds in the area and the developers own Ecologists recommendation
- We refer you to the EU judgement on People Over Wind and Sweetman v Coillte Teoranta 2018 which means that developers have to assess the protected species at all planning stages. Failure to consider the ponds as part of this application is unlawful.

Environmental Impact Assessment-

- The council's assessment of the EIA Scoping has recently appeared on the website for the initial outline application. This stated that there was no need to do an EIA because none of the consultees had responded, so there were no objections.
- However, *Sweetman* requires the LPA to assess the effects in more detail through **an appropriate assessment**, to ascertain whether an adverse effect can be ruled out.
- There is no EIA and no report.
<https://www.freeths.co.uk/2018/04/19/environmental-bulletin-spring-2018/>

Levels and Contours -

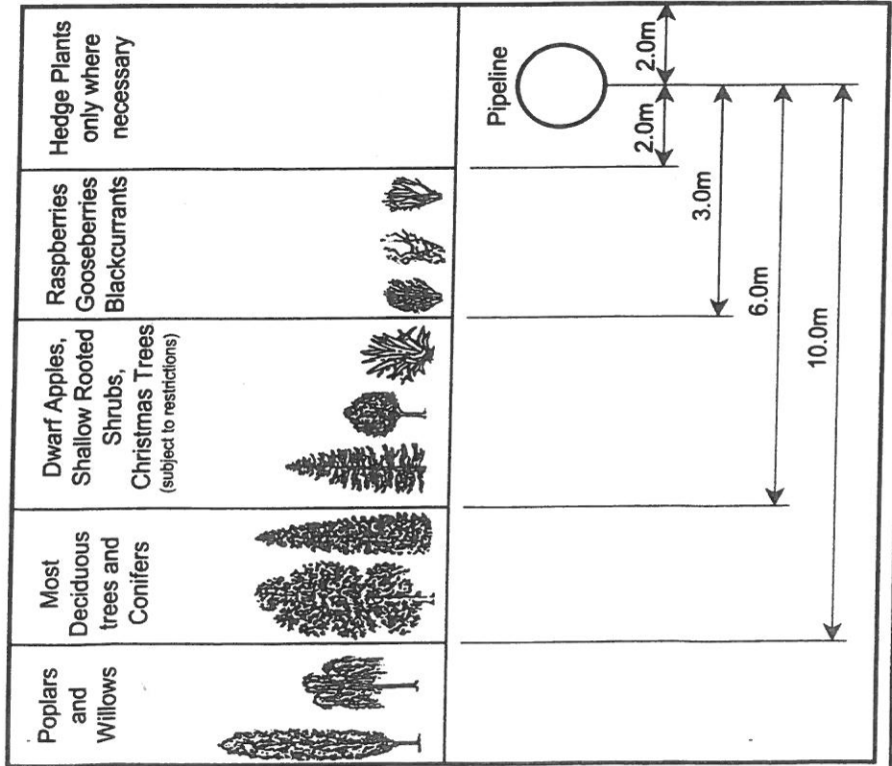
- The Levels Layout Plan appears to have changed considerably, with the addition of mounds that would impact on the wider landscape. These are the mounds of earth created to allow archaeology to proceed and which alter the character of the landscape substantially.
- These do not form part of the scheme and are not authorised to remain.
- It is noted that the existing archaeology mounds are not authorised **engineering** works, so would need separate planning consent.
- These now appear on the updated drawings of contours, indicating that they would be permanent structures. This is not described nor forms part of a report; for example as part of a strategy for 'overcoming' noise and visual problems.
- These mounds are outside of the Developable Area of the site and do not have planning permission.
- The mounds are not in accordance with the outline approval.
-

There remain major and harmful differences between the indicative designs in the approved outline plans and those of the RM submission - these designs are cramped, too high for the site and the site appears overdeveloped, increasingly urban and not appropriate for the area.

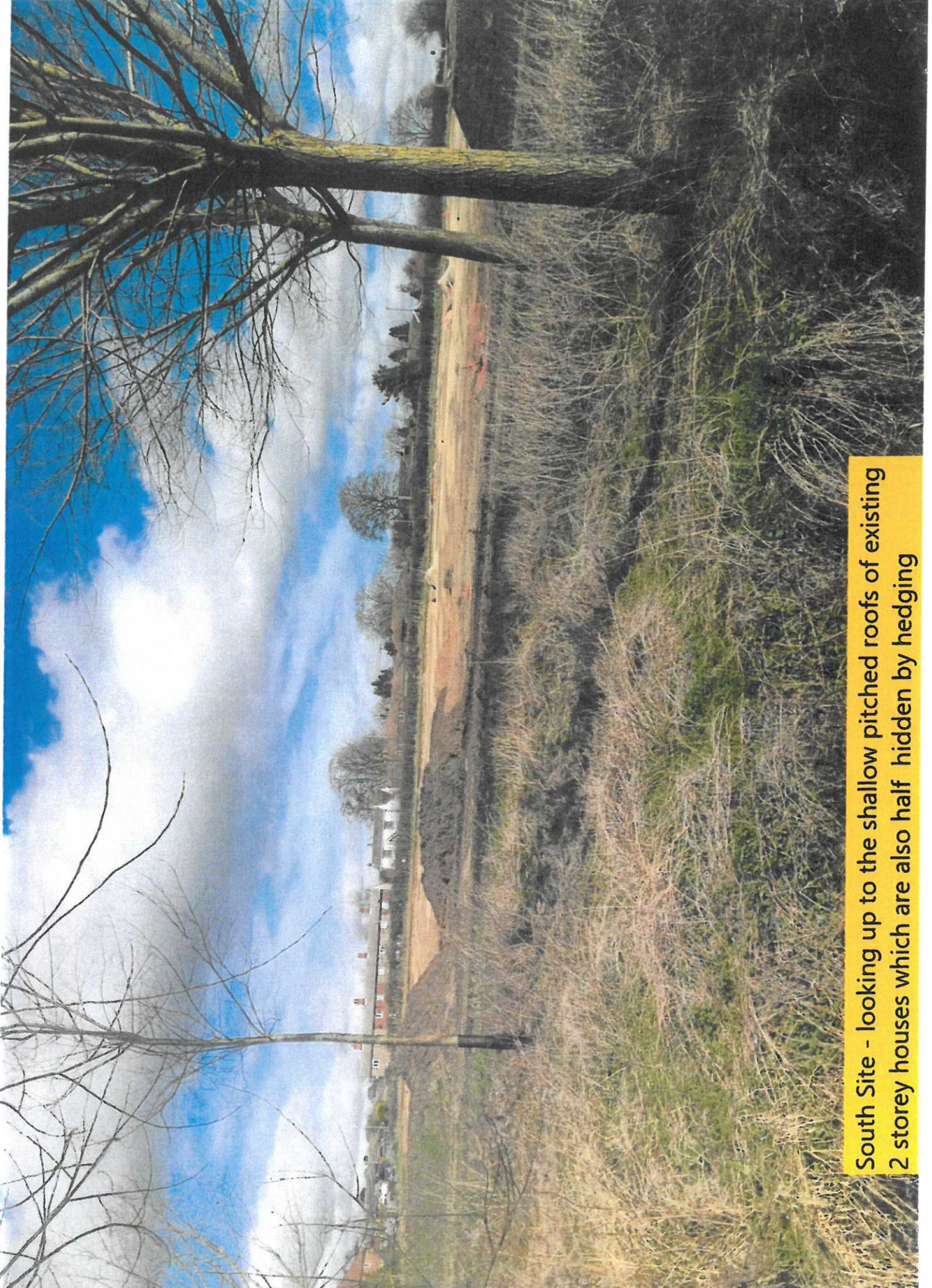
LPC Decision: Object and does refer to SCDC Full Planning Committee

National Grids's Notes For Guidance - Tree Planting Restrictions On Pipelines

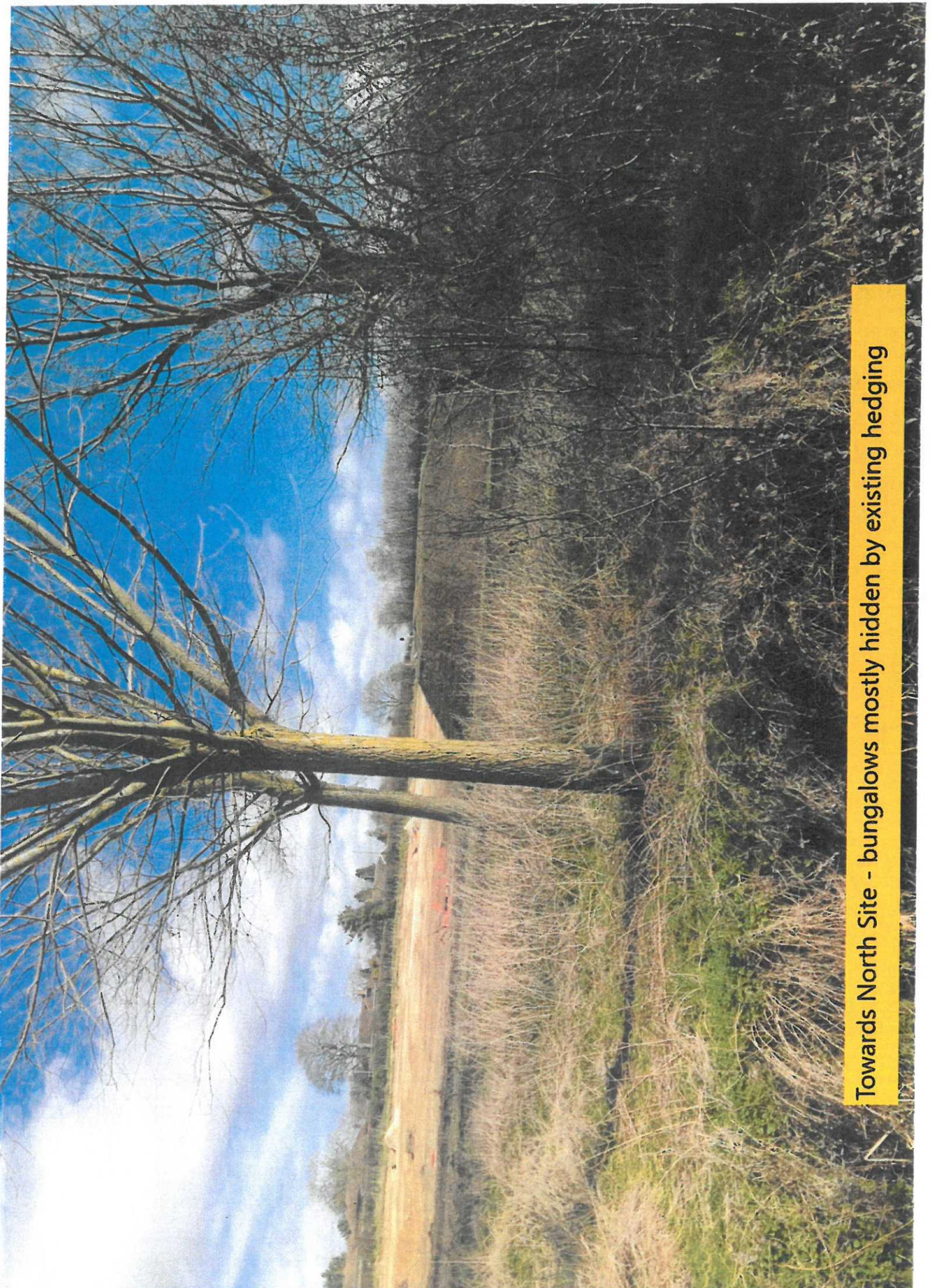
- Before any tree planting is carried out on the easement, written approval shall be obtained from National Grid. Any approval granted by National Grid to plant trees on the easement shall be subject to retaining the rights to remove, at any time in the future, all trees which in the opinion of National Grid Engineers might become a danger to the pipeline.
- The written consent to plant trees will state what area may be planted and also the type of tree.



- The only hardwood plants which can be planted directly across a pipeline are hedge plants such as Quickthorn, Blackthorn, etc., and these shall only be planted where hedge is necessary either for screening purposes or to indicate a field boundary.
- Poplar and Willow trees shall not be planted within 10 metres of the centre line of the pipeline.
- The following trees and those of similar size, which may be deciduous or evergreen, shall not be planted within 6 metres of the centre line of the pipeline, e.g. Ash, Beech, Birch, most Conifers, Elm, Maple, Lime, Horse Chestnut, Oak, Sycamore, Apple and Pear trees, also come in this category. The above trees may only be planted as individual specimens or as a single row in the area between 6 and 10 metres of the pipeline. Dense mass planting may only be carried out at distances greater than 10 metres from the pipeline.
- Raspberries, Gooseberries and Blackcurrants may be planted on the pipeline, but a 4 metre strip, centred on the pipeline, shall be left clear at all times.
- Dwarf Apple Stocks may be planted up to 3 metres of the centre line of the pipeline.
- In cases where screening is required, the following are shallow rooting and may be planted close to the pipeline:
Blackthorn, Broom, Cottonaster, Elder, Hazel, Laurel, Quickthorn, Privet, Snowberry and most ornamental shrubs.
- Christmas trees (*Picea Abies*) may be planted up to 3 metres of the pipeline. However permission is given on the strict understanding that Christmas trees are clear-felled at intervals not exceeding seven years.



South Site - looking up to the shallow pitched roofs of existing 2 storey houses which are also half hidden by hedging



Towards North Site - bungalows mostly hidden by existing hedging