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25/04/19



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: Karen Pell-Coggins
 Direct Dial: 01954 713230
 Direct Email: karen.pell-coggins@scambs.gov.uk
 Our Ref: S/2487/18/RM
 Date: 23 April 2019

Dear 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 design

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:

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

Approve		Refuse	<input checked="" type="checkbox"/>	No Objections	
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Signed: Date: 31/5/19
 Clerk of the Parish Meeting 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	
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Signed: [REDACTED] Date: 31/5/19

Clerk of the Parish Council / Chairman of the Parish Meeting

EXPLANATION OF APPLICATION SUFFIX

<p>OE Outline</p> <p>FL Full</p> <p>RM Reserved Matters</p> <p>LB Listed Building Consent</p> <p>CA Conservation Area Consent</p> <p>AD Advertisement Consent</p>	<p>LD Lawful Development Certificate</p> <p>PA Prior Notification of Agricultural Development</p> <p>PD Prior Notification of Demolition Works</p> <p>PT Prior Notification of Telecommunications Development</p> <p>HZ Hazardous Substance Consent</p> <p>VC Variation or Removal of Condition</p> <p>DC Discharge of Condition</p>
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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 ('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	<input type="checkbox"/>	Refuse	<input checked="" type="checkbox"/>	No Objections	<input type="checkbox"/>
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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 for Cambridge City applications and 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 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 checked="" type="checkbox"/>	Refuse	<input type="checkbox"/>	No Objections	<input type="checkbox"/>
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Signed:
Clerk of the Parish



Date: 31/5/19.....
Parish Meeting

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S/2487/18/RM – Steve Wood, Abbey Developments Ltd – Land to the North and South of Bartlow Road, Linton – Amendment: Revised Design.

LPC Comments:

This application was taken to SCDC Planning Committee and referred by the committee to take this application to the independent design team. The developers had refused to take the design back to the independent design group, and this will now go to the SCDC full planning Committee meeting on the 8th May. This is the reason for the receipt of the amendments.

Response to amendments lodged 23rd April 2019

The amended plans follow the SCDC Planning Committee decision of 10th April and were submitted without having been reviewed by the independent design panel, contrary to the decision of the committee. This is a lack of respect for SCDC Planning Committee. We are aware of the harm that this design will inflict on our valued landscape, and our objections have been disregarded.

The application was referred by the Planning Committee under category 1 (it is a medium to large scale development outside major growth sites). This is confirmed in the Urban Design Team comments. The Officer's report included an incorrect reference to the category applied by the Planning Committee stating that it is under category 2. The developer has followed that category rather than the correct category 1.

Also, the OL permission is for up to 55 dwellings: it does not mean that 55 dwellings are the only number that could be accepted. This permission was subject to conditions imposed to secure safe development of the site, which we do not consider to have been met.

All through the planning process the developer has failed to respond to the major objections of the design of this site - the houses are too high, with designs insensitive to the nature of the rural site and entrance to the village. The impact on the landscape will be seen over the wide views and across the valley, seen above the brow of the hill when approaching from Haverhill, occupying the valley from the A1307 and on the skyline from the village. The entrance to the village will change from soft countryside hedges to town designs with tame urban hedges and dominated by cars and drives.

The Granta is a rare and protected Chalk Stream, with Pocket Park across the river, a much used village-owned area for leisure and wildlife. Viewed from along the river, the houses will be seen on rising ground, magnifying their impact and overbearing on the slopes. From the village, the houses will be prominent along the road and on the skyline. This is at odds with the rest of the village, which nestles into the contours and is hardly noticeable from outside - unlike the impact of this site.

The illustrative plans do not show the true nature of the development. The site is to be built up substantially above the original ground levels, completely re-configuring the landscape with retaining walls, platforms and other engineering structures. The rise in levels are likely to be generally greater than 2m across the centre of the development with a substantial further built-up to create these platforms - potentially up to 6.5m across the area where the platforms are most prominent. Plot 45 down to plot 15 has a height difference of 7.6m in the first floor level.

We again note the lack of true section plans to demonstrate this.

The site will resemble terraces rising up the valley, with steps leading between levels. The housing will be on these terraces, overlooking houses and gardens below and particularly affecting the privacy of the Social Housing. (See attached plan LPC3). On the soft

landscaping plans, areas of green between housing are actually terraces of hard landscape, not green soakaway areas, exacerbating problems of surface water flooding through the site.

To the people in plots 6-10 and 37 - 43, the plots along Bartlow road will look like the 3rd and 4th floors of a 4 storey building. (a third floor would typically start at about 5m above ground level). The plots fronting Bartlow Rd have their ground floor 4.3 - 4.6m above the ground floor of the plots behind, so almost the equivalent height of a third floor. The illustrative aerial view doesn't show this type of drop, the fading out of the houses in the section views gives a misleadingly softer impression of their bulk and height.

The scale and massing of the proposed houses, their character regarding architectural detail and building materials does not reflect the existing streetscape and settlement character of Linton.

There have been some small changes, but insufficient to make the development acceptable in terms of design, effect on the valued landscape, impact on the skyline and setting of the village, and the long, existing rural views (identified as key characteristics of the area in the South Cambridgeshire District Council Design Guide SPD). The Public Inquiry on the Back Road application was won on the grounds of the effect of that development on the landscape.

These designs on this site would bring urban design of tall housing on raised terraces conspicuous, dominating the skyline and despoiling the wide views of the valued landscape - as the landscape consultant (See report by Liz Lake Associates) confirms:

"The effects of the development on the residential views along Bartlow Road (VP1 and 2) are considered Major/Moderate Adverse in the LVIA due to the loss of the open views across the Granta Valley. They contribute to both the visual amenity of road user of the A1307 and Bartlow Road as well as the perception of Linton in its landscape setting. The setting of Barham Hall and Barham Cottage (VP10) which are Grade II and II listed buildings, respectively are also represented in these views".*

The road through the southern site will lead storm water into the site - the archaeology confirms the route of the ancient road through the southern field roughly follows the contours. This would be a better route, similar to that in the OL illustrative map without such flood potential and recognising the ancient history and importance of this area.

The surface water flooding has not been addressed (and areas of supposed soakaway are occupied by hard landscape terraces) and the effect on the aquifer has become more worrying. This is nominally only 1m below the previous ground level, now the topsoil has been removed it brings it closer to the building level. Houses will have to be built up on platforms to avoid their foundations breaching it.

The pumping station can't be accommodated below ground as it would be within the aquifer. So, either the pump will have to be above ground and conspicuous in the landscape (and already outside the developable area) or the any leakage of foul liquor from a below-ground system will jeopardise our clean water. This area is already short of water and any threat to the clean water of this area is worrying indeed. (See illustration of the Senior Pure flow system LPC4)

The design, together with the site layout and the matters previously raised, remains unacceptable, unsuited to the site, premature and undeliverable.

Compliance and deliverability has not been demonstrated in many aspects, including:

- Keeping within the approved site.
- Keeping outside of the 10m no dig, no plant zone around the gas pipe.

- Addressing the slopes of the site.
- Connecting this development to the existing village. Nothing is proposed and the previous link has been lost (although this did encroach upon neighbouring properties)
- Protecting residents and amenity areas against road noise. Nothing is proposed for external spaces.
- Protecting residents and homes against flooding. It relies on sorting details out later, if at all.
- Protecting residents against overlooking. Nothing is proposed and it is treated as a flat site.
- Dealing with accesses outside the 30mph zone, where shared with the Park and Ride and where there's cumulative impacts. Nothing is proposed and it is treated as a 30mph area.
- Providing sustainable drainage fit for purpose and without risk to existing and proposed users. The porosity tests aren't accepted yet and the lowest drainage relies on draining into clay river silt. The scheme is struggling with drainage even if they spread as they show outside the consented area.
- Protecting the aquifer nominally a metre below the *original* ground level, so approx. 2 feet below the current excavated level. Nothing is proposed.
- Providing a ramp access path suitable for its purpose - it is too contorted to be practical.
- Providing a viable maintenance management scheme especially now they propose to retain the front hedge. The proposal is to offload onto the Parish. Much of the hedge is in private properties so isn't protected at all.

Continuing issues, (revised) still not addressed in the recent amendments;

- Surface water flooding - Condition 10, regarding drainage has still to be discharged - a pre-construction requirement. Any building on this site is dependent upon the safe discharge of this condition. Any proposed drainage scheme must be brought back to committee for consideration and LPC need to be able to comment upon its suitability and potential efficacy
- Suitable peak season porosity testing has still not been completed
- The proposed surface water drainage scheme now mainly appears to consist of soakaways on private/residents land which can be built over, not maintained, etc.). These will not contain the known severe and acute flooding that is known to happen in this area
- The letter from the EA 27th November 2018 refers to a different scheme, the one with swales, etc., so is not relevant to the current application.
- On the Northern site, planting and the LEAP are within the 10m no-build, no-dig boundaries of the high-pressure gas pipe.
- Layout/site plans - The profile or section illustrations are not realistic. The sections do not extend far enough to show all the housing and omit the true impact of height differences and the engineering needed for the platforms.
- The effect of tall housing on a sloping site will be emphasised, especially when viewed from the Public Open Space, across the river, and from the village. In particular, the 2¹/₂ storey housing will be very prominent upon the skyline, especially on the northern site, which is only really suited to bungalows (needed and lucrative)
- The predominant views, from Pocket Park, the public space and wildlife area across the river, will be of car parks, bulwarks, platforms and tall houses.
- The flats on top of car parks are still in the scheme. They provide a poor quality inactive street scene, dominated by car parking, and unlike the character of this village (Design Guide e.g. para 6.82-84 pages 120 onwards).
- The extent of walls, steps, bulwarks, etc needed to build on a sloping site has not been fully illustrated - the built up platforms are not shown and careful fading misleadingly minimise their effect on the views and landscape.

- There are major and harmful differences between the indicative designs in the approved outline plans and those of the RM submission - these designs are cramped, bulky and too high for the site.
- Development outside permitted areas - See maps LPC1 and LPC2)
This is seen at the boundaries of the southern site, the proposed pumping station, beyond the building line of current housing, etc. For example, at the western edge, housing encroaches upon the boundary ditch, barbed wire fence and hedge, with unfeasibly narrow hedges shown on the plans.
- The northern LEAP with play equipment has been lost, with "play boulders" indicated - even the glaciers did not deposit this type of surface boulders on our terminal morain - safety concerns?
- Hedges - Hedges are important buffering between housing and rural landscape. There would not be sufficient space for hedge and footpaths along Bartlow Road without encroaching on the root system of current hedges or risking scratches from the hawthorns. The proposed "trimming to residential size" would lose the integrity of the hedges as a buffer and soft entrance to the village.
- There has been no amphibian survey, despite all the ponds in the area and the developers own Ecologists recommendation. The officer reports that a survey has been done, but this is not on the website, nor has it been sent to LPC, despite being requested. One visit to our wildlife area, across the river, by the Ecology Officer does not constitute a season long survey. This is statutory and has not been performed.
- Road noise - hedges currently reduce noise to the village; this mitigation will be lost as they are removed or cut to "residential" size. The timing of noise measurements was queried as not representative of actual noise levels.
- Highways will not adopt the roads if they depend upon "Smart Sponge" techniques with high maintenance costs that would have to be covered by CCC. No alternative to these has been proposed.
- The exits onto Bartlow Road remain more numerous than in the approved OL application.
- This is an area of local character landscape, the effect on the valued landscape has been evaluated as being severe/moderate (see the report from Liz Lake Associates). The planning appeal for Back Road was won on the grounds of the effect on this landscape.

Here are preliminary comments, mainly based on the revised Design and Access statement section 6.21, which refers directly to the discussions and decision of the Planning Committee meeting

- **Concern 1** - We would have welcomed the retention of some parts of the mediaeval hedges along Bartlow Road. However, the Tree report 1.6) states that "*Unmanaged sections to be uniformly trimmed to a standard suitable for retention in a residential environment*". This means that a feature of the entrance to the village, a large rural hedge will become urban domestic hedging. The green screening and biodiversity of rural hedging will be lost.
- The hedges will be in the gardens of residents and their preservation cannot be guaranteed. The front of the revised type of house will be very close to the hedges, which are substantial. There is no management plan to preserve this important feature.
- The established productive boundary hedges on the northern site are still to be lost to urban decorative planting and with insignificant (1m) hedging along the roadside
- The rural character of the area will be lost at the point that the development begins.
- **Concern 2** - The stated "fall in levels away from Bartlow Road will reduce the impact of the proposed dwellings". However, this will mean housing closer to the road and a steep slope up to road levels. Flooding from Bartlow Road to the site is expected -

historically it is known to be sudden and severe - and these houses have been made more vulnerable. The slopes could make access to the road difficult, particularly in adverse weather.

- **Concern 3-** There are now fewer access points onto the 60mph road, but still more than in the OL approval, with one still impacting on the proposed traffic hub.
- **Concern 4 -** the number of houses on the frontage south of Bartlow Road might have been reduced, but they remain as tall houses and will still be dominant on the street scene.
- **Concern 5 -** the entrance "tower" has been replaced by another "farmstead", unlike any fa in this area; you can tell the designer does not know rural Cambridgeshire. Farmhouses in South Cambs aren't black tarred weatherboard. Barns and outbuildings might be because it was cheap. Farmhouses are in better materials – early ones in rendered timber frame and later ones in brick. Even where weatherboard is used on cheaper houses – it's whitewashed, not tarred nor grey. (See Design Guide e.g. paras 3.49-50 page 41 and 5.12-13 pages 73-74 Farmsteads in South Cambs are not blacked tarred commuter houses with a cartlodge on the side.
- **Concern 6 -** some change in style of housing, but there is no change to the housing mix. As described at the meeting, Linton needs bungalows and truly affordable small houses. The designs and mix do not meet local needs, and Linton no longer has the infrastructure for more inhabitants (this is not a strategic site and Linton has no planning allocation in the Local Development Plan).
- **Concern 7 -** The "*new house design with lower roof eaves (1.75 storeys in height) and dormers in the roof will be used across the Southern site frontage*". In effect this will be almost as high, reducing the mass minimally. The pale grey weatherboard is not typical of this area. Weather board is used on cheaper houses and would be whitewashed.
- **Concern 8 -** This house has been set back a little, but is still shown as being ahead of 78 Bartlow Road, and is very much still an urban design.
- **Concern 9 -**Changes to fenestration - this is a moderately welcome change but insignificant to the real design issues of these houses.
- **Concern 10 -** we already noted that the study/office will be bedrooms - the houses might be described as having, say, 4 bedrooms plus office, but are advertised as 5 bedroom homes. It has also been noted just how small these houses are, although meeting current minimal space standards. Is this really what people would like to live in?
- **Concern 11 -** The mass that is really visible and dominant is that of the housing on the skyline, widely visible from the village and across the valued landscape. This minor height adjustment of one house type does not address the major issue of impact on the landscape.
- **Materials -** The materials proposed in the Design and Access Statement are not the high quality required in HG/1 or in the Design Guide (e.g. Chapter 3 pages 25-31 and 4.10-11 page 67). Concrete roof tiles, cheap bricks, fibre cement cladding, plastic windows and fascias. On typical builder suppliers' websites the general brick cost goes from £400-800 per pallet of bricks .The bricks they propose are in the cheapest 20%.
- The colour palette of materials is not typical of Linton village and not to the standard required by the Design Guide
- A viable management scheme has not been demonstrated for long term maintenance.

This application will have negative effects on the area that far outweigh any possible benefits. The plans are still outside development boundaries and are not deliverable. The planning balance for this submission should be that these plans are rejected.

It is not sufficient to have a development of this size and impact to have design that is adequate," not unacceptable" , or otherwise damned by faint praise - we need to have the best for our special village. There were reasons that this site was rejected for development for at least 30 (or was it 50?) years. Caveat emptor.

LPC Decision: Object and Refer to SCDC Full Planning Committee