



Fowlmere Parish Council
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Fowlmere Parish Council

Planning and New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

25th April 2019

Dear Mrs Twyford,

S/0913/19/VC APPLEACRE, LONDON ROAD, FOWLMEERE

Fowlmere Parish Council met on 16 April 2019 to consider the above application.

There are key matters of fact which are significant in this application:

- ! The whole of the application site lies outside the village envelope, and in open countryside;
- ! The application offers no element of Affordable Housing, as required by the policies of the South Cambridgeshire Local Plan, which specify 40%;
- ! The application offers no open space provision, nor the provision of leisure equipment;
- ! The application offers no Section 106 contribution;
- ! The application contains no landscaping provision;
- ! The application offers no education provision.

The applicant's Supporting Statement states in the first paragraph "The land all relates to a single planning unit..." We do not agree. We do agree with the statement in the penultimate paragraph of the first page: "The site is made up by a number of different permissions and in order to describe the different areas these have been described as areas A-E." The planning history of the site clearly demonstrates that the different areas have been considered individually for planning purposes.

The applicant refers to the Planning Appeal references APP/W050/X/17/3183811 and APP/W050/X/17/3183813 and the decision dated 6 July 2018. Paragraph 30 of the Decision Letter is descriptive of the area around the application site, which is undulating open countryside, a general absence of enclosure resulting in long vistas and a sense of openness.

Paragraph 31 states that Appleacre Park occupies an important position within this landscape context.

On page 5, second paragraph, the applicant's Supporting Statement claims: "The Inspector's comments in respect of the openness of the site no longer apply. There would be nothing to stop partition fencing separating the plots of the touring caravans and a parking space adjacent to each unit. The different type of caravan would not have any different visual impact and it is noteworthy that the LPA did not raise any visual concerns themselves in the previous appeal." We disagree, and accept the Inspector's assessment set out in detail in paragraphs 30-37 of the Decision Notice. In paragraph 33 the Inspector specifies the difference in visual impact between touring caravans and mobile homes.

The penultimate paragraph of the applicant's Supporting Statement states: "However this application is not for the provision of new residential development." The key point is that the application does involve development. In paragraph 43 of the Decision Notice, the Inspector points out that granting the application would result in the stationing of up to 20 mobile homes on the site. The Inspector explains that this is not one of the uses that need to be located in the countryside contemplated in Policy DP/7 of the South Cambridgeshire Local Plan.

In the third paragraph of page 4 of the Supporting Statement, the applicant states: "The number of residential caravans on the site will not increase in fact it is likely to decrease." Particularly in the light of what the Inspector has said in paragraph 43, we very much doubt this statement.

In the first paragraph of page 4 of the Supporting Statement, the applicant states: "In the previous appeal the issue of affordable housing was considered by the Inspector. The principle of the provision of affordable housing was considered but not in any details." Far from not considering detail, the Inspector covers the matter of affordable housing in paragraphs 44-52. The Inspector identified the relevant policy as Policy HG/3 of the South Cambridgeshire Local Plan, and concluded in paragraph 52: "... the development fails to comply with Policy HG/3 of the DPD."

Page 4, final paragraph of the Supporting Statement says: "The Inspector was concerned with the visual appearance of Area A." We agree. Paragraph 67 of the Decision Notice states: "I have found that the change in the character of Area A would be significantly harmful to the generally open character of the countryside outside of Fowlmere. The Framework (NPPF) specifically recognises the intrinsic character and beauty of the countryside. The removal of condition 2 on planning permissions S/1155/92/F and S/1156/92/F would not be consistent with that core planning principle."

Since September 2018 South Cambridgeshire has had a formally adopted local plan and a five year supply of land for housing. Therefore all the LPA's planning policies are considered up-to-date, and in full force and effect.

Page 4, penultimate paragraph of the Supporting Statement says: "The previous appeal decision identified, even without the fallback position that the touring caravans could be permanently occupied that area D if developed for static mobile homes would not have an unacceptable visual impact (sic)." We disagree. The Inspector was categorical in paragraph 73: "... I conclude that the adverse impact of granting planning permission for up to five

mobile homes on Area D would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole, such that the presumption in favour of sustainable development does not apply. There are no material considerations of sufficient weight to indicate that determination should be made otherwise than in accordance with the development plan. Accordingly, it would not be appropriate to grant planning permission for up to five mobile homes on Area D, such that issuing a split decision is not open to me."

Fowlmere Parish Council has unanimously agreed to recommend refusal of this application. The area as identified by the Inspector occupies an important position in this rural vista and serves as a transition between the open countryside and the built form of the village. Older dwellings on the other side of the site, and leading into the village, are linear in layout, well-spaced, and in large plots which give views into the countryside beyond. This therefore reduces their prominence on the street scene, and provides a sense of relative openness, which contributes to the spacious and rural character in this location. The proposed layout would have an enclosed and dominant impression due to the proposed number of dwellings. The proposal would result in a substantial intensification of the site due to the increase of dwellings, their scale and close proximity to each other. The perception of spaces would consequently be minimal, rendering the development out of keeping with the existing pattern of development. The resulting cramped appearance would cause harm to the rural and generally spacious character.

The Inspector found the application contrary to policy in July 2018, before the formal adoption of the South Cambridgeshire Local Plan. Now that the Local Plan has been adopted, very considerable weight can be given to the Inspector's analysis and conclusions. We hope that the LPA concurs.

In the event that this application is refused, Fowlmere Parish Council requires that the site is fully reinstated to its former condition. This will, inter alia, require the removal of concrete bases that have been installed for units in excess of the authorised numbers.

Should the view of Planning Officers be contrary to that of Fowlmere Parish Council, the Council requests that the application be decided by the Planning Committee.

Yours sincerely

Kerry Byrne

Fowlmere Parish Clerk

On behalf of Fowlmere Parish Council