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South
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District Council

Kathryn Wiseman,
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Planning and New Communities

Contact: Michael Sexton

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Email: planningcomments@scambs.gov.uk

Our Ref: S/0670/19/FL

Your Ref:

Date 22 February 2019

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: 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

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

We welcome any comments your Parish Council wishes to make, but would ask that they are made using either the online web form available, or on the form below and returned **no later than 21 days from the date of this letter**. After the expiry of this period, the District Council may determine the application without receipt of your comments.

Below is a link for your convenience to view all copies of documents, plans and forms in respect of the above proposal. As the website updates overnight, these will be available to view the following day from the date of this letter. Please note your comments will be placed on the website.

<http://plan.scambs.gov.uk>

Should the Parish Council wish to request that the application be considered by the District Council's Planning Committee, **please state the material considerations and planning**

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		

reasons. Examples of material considerations can be found below. The Chairman of the District Council Planning Committee will respond to all reasonable requests.

The Parish Council: - (Please delete appropriately)

Supports

Objects

Has no recommendation

Comments:

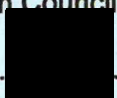
PLEASE SEE ATTACHED COMMENTS

The Parish Council does/~~does not~~ request that the application be referred to the District Council Planning Committee *(please delete)

Planning reasons:

Note: Where a Parish Councils requests that an application is determined by Planning

Committee there is real value and importance in Parish Council representatives attending Planning Committee to support their comments. Please note that the Parish Council can be represented at Planning Committee by any of its Councillors or the Parish Clerk (with the approval of their Parish Council).

Signed.....  Date *11/3/19*.....

Clerk to the Parish Council ~~or Chairman of the Parish Meeting~~

Guidance:

What are Material Considerations?

A material consideration is a matter that should be taken into account in deciding a planning application or appeal against a planning decision.

Examples of material considerations can include (but are not limited to).

- Overlooking /loss of privacy
- Loss of light/overshadowing
- Highway Safety

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S/0670/19/FL – Mrs S Moor, C/o Hundred Houses Society - Land Rear of 24-27, Paynes Meadow, Linton - The construction of 26 Affordable homes including External works and Parking on land rear of No 8 to 30 Paynes Meadow Linton.

LPC Comments :

Whilst we appreciate the need for genuinely affordable homes in Linton for Linton people, the adverse effects of these plans, as presented, outweigh the possible benefits.

- This is an exception site, outside of the village envelope, meant only for social housing, but where planning policies still apply.
- The planning application is flawed and incomplete - see responses to the submitted reports.
- The site is not liable to river flooding, but is affected by rainwater and surface water run-off.
- The area has natural springs which affect the adjacent fields, Rivey Way, and gardens lower down the hill. 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 drainage plans appear to include a ditch that does not discharge to a natural watercourse. When this overflows the water will drain onto Rivey Lane, a much used walking route. This is not practical. Otherwise it could 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.
- The housing must be kept for Linton people or those with close Linton connections. We are aware that conditioning might last only 5-years. Long term assurance of housing allocation is needed. Firmer allocation to prioritise Linton people is needed, including assurance of the Linton village envelope criteria.
- 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. The cumulative effects of this development along with recent and forthcoming housing should be taken into consideration regarding infrastructure, facilities and services.
- The additional residents will have an impact on noise from residents, cars, outside play, etc. The area is currently tranquil, with ancient woods higher up the hill and buffered from the noise of the A1307. Current residents and wildlife would be affected by additional noise.
- Similarly, light from the site must be carefully designed so as not to impact on residents, neighbours and wildlife (particularly in the ancient woodlands).
- 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 2 current places, there is a loss of pavement, affecting pedestrian safety.
- There are no proposals for wide disabled parking spaces.
- Peak time traffic movements have not been assessed, nor the effects on the traffic conditions within Chalklands - with its crowded roads, difficult junctions and poor surface.

- The houses appear to be small (50m² for a 2-bedroom flat) which appears inadequate for the needs of modern residents.
- The house designs include a "statement" 2-storey design, which is not needed, not appropriate in this context, and apparently an unjustified insertion by an officer of a personal view that is not consistent with planning legislation and the principle of ensuring that new developments are in keeping with the surrounding area.
- The demographics of Linton have not been reflected in housing provision. 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.
- The hedges must be retained, improved and restored to provide a suitable buffer between housing and the rural landscape. Height and density of the western and northern hedges must be retained as the development must not impact upon or be visible upon the valued landscape area. Crown lifting to accommodate housing will impact upon the wider landscape
- There is no shown prediction of the height of housing compared to the height of hedges in the illustrative map. The visibility of housing would impact upon the wider landscape, and this needs to be carefully considered.
- The main objection to this development is that it will compromise the wider village landscape. We fought a public inquiries against speculative developers to retain the village at a reasonable and sustainable size.
- 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.

- This site will stretch development up the hill, outside of the village envelope (which is now re-establish as the LP is back in place) and the planning balance for development to meet housing numbers no longer over-rides local issues..
- **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 development.**

Responses to reports:

Design and Access Statement

2.2.1 Context - states that the village is well served by bus and rail services. Our own rail station closed some 40+ years ago, there is no rail line, and the nearest station is Whittlesford(?8 miles)

2.2.4 Social Context states that this is in a prominent position. That is exactly the problem - it will be prominent in the landscape, impact on the valued landscape, and will be visible over the long views and character landscape.

2.2.5 Economic Context notes that there will be employment for local trades in construction. The builder will have their own supply chains and staff, and local trades are already fully employed with building in this booming area. Linton business is already thriving.

3.31 - Public Involvement - The developer has listened to residents, but based on relatively few written comments or material planning considerations. LPC has concern as the

application went to SCDC in April last year but we only heard of the proposals in November, two days before we had the public meeting and presentation. Could we not have been involved sooner?

4.5- Scale and massing - the height of dwellings has the potential of being prominent in the wider landscape, particularly after conditioning ends or the management company fails. The impact on our valued landscape would greatly affect the sustainable future of our village

4.6- Landscape- it is not the landscaping within the site that is an issue so much as the effect on the wider landscape outside of the site, part of a define character landscape.

4.8.2 -Drainage- states that *"Surface water drainage will discharge to the proposed infiltration area in the south east corner of the site"*. We assume that this will include the ditch adjacent to Rivey Lane. This does not discharge to a natural water course, and when it overflows (It will, we know the area!) it will make Rivey Lane unusable for the many walkers, and flood down the path to affect properties and areas lower on the slope. Otherwise it will affect gardens and houses adjacent.

6.1.3 States that *"The proposed drainage solution introduces a new infiltration ditch at the low point of the site to manage surface water run-off and percolation into the ground. This will also provide open space and create a habitat for fauna and flora. This area will link to the existing wildlife corridor along Rivey Hill"*. We again assume that this is the area marked "ditch", overflowing onto Rivey Lane. The open area will be constantly damp-to-wet, like other nearby areas, providing a good habitat for species probably including *anopheles* mosquitoes, carrier of Fen Ague. It is unlikely to provide a safe area for play.

Other topics are dealt with in other comments, below.

Health Impact Assessment -

Section 2.11 - This rather underestimates the distance from the site to local facilities, particularly the village schools. It is unlikely that residents will walk to shops and other amenities, adding to traffic movements and congestion in the Conservation area.

Section 2.14 -has there been a housing needs survey? does the mix address our own village needs?

The comments from the Health Officer should be noted, especially that there should an analysis of the demographic, more houses built to standard (M4)2, housing for the elderly, and more aspects of sustainability. There are no bungalows or housing adapted for the elderly.

The affordability of the housing is related to commercial rental and house value. These rates are still high and probably unaffordable for those most in need.

2.19 - States that *"The proposed development will bring new residents and families into the village, who will be able to support the local economy, local schools and facilities and stimulate economic growth and prosperity"*. Linton is already a thriving village, with oversubscribed schools and facilities. The need is for housing for Linton residents and those with close Linton connections. There are developments in the pipeline for those from outside the village.

2.23 - There are bus stops in the village, but the closest one has east-bound routes only. The other stops are outside sustainable walking distances from the site.

2.24- The site is outside the village boundary, without safe cycle routes around the village. The predominant mode of travel will be by car, as it is with current Paynes Meadow residents.

There is no direct access from the site to Rivey Lane, so pedestrians will have an indirect and less safe route to the amenities of the village, through the busy Chalklands estate.

Again, driving will be the preferred mode of travel on already busy roads.

2.36 to 2.40 - The site is far from the centre of the village, amenities and sports facilities. This would tend to lead to it being an isolated introverted community - much like the other proposed large developments outside of the village envelope.

2.41 - The site might be accessible to village services (healthcare, education, etc) but whether they will be able to use them, due to pressure of current need, is far from certain.

2.42 - Would the s106 contributions be able to cover the additional requirements of residents?

Transport Plan - the roads on Paynes Meadow are not currently adopted. The transport plan indicates that these would become retrospectively adoptable, as would the new roads on site.

There are no reported crash incidents in the area of PM for the last 5 years - but the many near misses and other traffic issues have not been able to be considered in this assessment.

Ecology - the hedgerows are important as screening, boundary and buffer zones between housing and rural landscape. We would need these to be preserved and improved beyond conditioning limits. The neglected hedge along Rivey Way - part of the Icknield way - should be returned to hedge height, laid (when age of current trees allows) and thickened. The hedge to the west needs to be maintained at current height with underplanting to screen any building from being seen from the Back Road, across the valued landscape and from the long views of the valley. Any impact on the valued landscape will have severe effects on this valued landscape, and the future of the village regarding speculative planning applications. Crown lifting is not part of correct hedge management.

Drainage report - 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) to most of the site.

There is chalk much closer to the surface in the SE corner where the proposed drainage ditch will be located. The reports of soggy gardens from the residents of nos 28, 29 and 30 Paynes Meadow would indicate that porosity is already inadequate in this area for such a feature. The additional burden of the water due to be fed to this area of the site is very likely to make this situation worse: the water from this ditch will infiltrate into this already wet area. While the report considers the likelihood of flooding from the river and from surface water, it does not acknowledge the many natural springs that rise to the surface further up the hill in Rivey Woods. These may not have been evident in November when the site testing was completed as we had a very long dry summer in 2018, but they were fully evident in late April after a long, wet period following "the beast from the East".

Contrary to the ground investigation report, there is local evidence of sinkholes in Linton, near Symond's House, on the Grip, etc. Some of the many potholes on the Chalklands roads might be due to the underlying water issues.

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. While there had been average rainfall in October and November, the preceding summer months had been unusually dry and we note that several tests still failed.

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.

The application is flawed and incomplete.

LPC Decision:

Whilst LPC appreciate the need for genuinely affordable homes in Linton for Linton people, the adverse effects of these plans, as presented, outweigh the possible benefits.

LPC Object and recommend this goes to SCDC Full Planning Committee.