

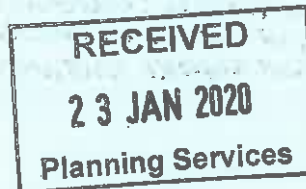
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge,
CB23 6EA
www.scambs.gov.uk
0345 045 5215

Appendix 1



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: Michael Sexton

Tel: 03450455215

Email: planningcomments@scambs.gov.uk

Our Ref: S/4418/19/RM

Your Ref:

Date 06 January 2020

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: Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments.

Application Ref: S/4418/19/RM

Location: Land South Of Wheatsheaf Barn, Horseheath Road, Linton, Cambs

Applicant: Croudace Homes Ltd

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>

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		

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 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

PLEASE SEE ATTACHED COMMENTS.

Comments: INCLUDED ARE INITIAL REPORTS ; SCREENING AND DRAINAGE, SUSTAINABILITY DISTANCES, DRAINS AND DRAINAGE, WALKING DISTANCES MAP, HM LAND REGISTRY TITLE PLAN, HISTORIC ENGLAND CONSULTATION REPORT 2018 AND CN HISTORIC CONSULTANT REPORT 2018
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 21/01/2020

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

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- Highway Safety
- Traffic
- Parking
- Noise
- Layout and density
- Design, appearance and materials
- Effect on listed Building and Conservation Areas
- Nature Conservation and or impact on protected trees or the landscape.
- Disabled Person's access
- Government Policy
- Compliance with the Local Plan.

The following are not normally issues that can be taken into account:

- Loss of property value
- Issues of market competition
- Loss of a view
- The applicant's motive, character or personal circumstances
- Matters covered by other legislation including restrictive covenants
- Issues relating to landownership/property boundaries.
- Moral or religious issue

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

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- 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:

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

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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 ('blanking 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.

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).

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S/4418/19/RM – Croudace Homes Ltd - Land South of Wheatsheaf Barn, Horseheath Road, Linton - Approval of matters reserved for access, appearance, landscaping, layout and scale following outline planning permission S/2553/16/OL for the erection of 42 dwellings including the provision of 0.45ha for allotments – Decision Required.

LPC Comments: Linton lies in a river valley, almost hidden until the village edge is reached, allowing appreciation of the natural landscape and the vista across open fields. Housing here will result in the loss of rolling fields, distinctive to the landscape setting of the village; these make an important contribution to the chalkland landscape character setting of the village. The current housing, particularly to the south of the site is set low, so that it minimises the landscape impact to the approach to Linton. The landscape character and setting of Linton would indeed be affected by this development, as well as the long views over Character Chalk landscape. This is confirmed in the Liz Lake Landscape Assessment and the sensitivity is reflected in the confirmation of Valued Landscape.

However, we appreciate that the developer has engaged with LPC and residents, and has listened to our concerns, unlike other developers whose plans would be much more harmful.

- The OL approval was for no more than 42 houses - not 42 - so the description is not correct.
- There is no Archaeological Report, no Heritage Report (the Wheatsheaf group opposite and the valued landscape are heritage assets), the Reptile survey is incomplete, nor is there a suitable Flood and Drainage Scheme.
- The drainage and water management aspects are incomplete and described by neighbours as "a potential disaster" for them.
- The drawings and documents conflict with one another, including inconsistent descriptions of materials, boundaries and hedges.
- The sections and elevations do not show the boundaries of the site and do not show the proposals in relation to the existing homes.
- These sections are critical because neighbouring houses north and south of the site are bungalows and this part of Linton is on a considerable slope.
- Residents in Lonsdale and Harefield Rise are aware of the sloping site and are concerned regarding overlooking, overshadowing, loss of privacy and the effects of the proposed boundary treatments.
- As the application is incomplete and inconsistent, consideration is premature.

Boundaries

- The location plan is incorrect as it includes a strip of land at the eastern edge behind Lonsdale, which is owned by SCDC (referred to as the SCDC "Ransom Strip" in the D+A).
- The strip has been used since Lonsdale was built (1983?) as an access route for maintaining hedges/fences and as a permissive pathway. It is now shown as being enclosed within the gardens of plots abutting Lonsdale.
- As that strip of land in question is marked on plans of SCDC assets, the applicant does not own the whole area bounded by the red-line and that part is, in fact, owned by SCDC. At the time of the OL and planning appeal, SCDC denied ownership but following correspondence regarding easement, LPC has written confirmation that the strip is owned by SCDC.
- Any application that includes this strip of land should follow due process to reflect this ownership and potential conflict of interest.
- Now that we know the redline boundary is incorrect, we are aware that there is a substantial and material discrepancy in the planning permission given. The development has not been carried out; the planning certificate is incorrect and should be quashed.

- The development will be prominent in the landscape and without suitable screening will be a hard edge at the sensitive village entrance. Landscape trees and screening hedges take time to establish and grow (even the proposed "Elvedon Instant Hedging"), especially with current very dry seasons punctuated by downpours. It is unlikely that this screening could be preserved in the surroundings of a housing estate. Conditioning is not readily enforced in these circumstances, especially un-enforceable after 5 years.
- The OL scheme had a 6 metre buffer on the eastern boundaries, this no longer appears, but would be necessary for suitable depth of screening.
- The loss of mature hedging along Horseheath Road is likely to involve the loss of a Protected hedge (as it is in the Map dated 1600). Its loss would be damaging to the landscape and ecology and it is important to provide screening and reduce the impact of the taller houses. The status of the hedge should be properly assessed before a decision is made about it.
- The current high native screening hedge alongside Lonsdale is also on the 1600 Map so is also likely to be protected. It is shown as being within proposed gardens so would not be protected even by conditioning. It is better incorporated with the open space and SuDs scheme meadow.
- Houses along the southern edge are bungalows, set low and unobtrusive. Dimensions and sections showing relative heights and impacts need to be clearly shown and suitable natural screening is needed to retain their privacy and rural outlook. The hedge and buffer zone was originally proposed 3m wide, and this should be clearly shown.
- The site slopes to the south and west, falling around 8m from top to bottom. Below the southern border are houses which sit below a sheer drop of almost 2m from the edge of the field. The boundary treatment of 1.8m closeboard fence might cause overshadowing. Suitably boundary treatment is needed for their privacy, outlook and quality of life.
- There are similar issues regarding boundary treatments along Lonsdale where the Enclosure boundary hedge is a well-tended feature and must not be lost.

Traffic and connectivity

- The entrance is within the 60mph zone, with concomitant safety issues.
- The site entrance is directly opposite the access for Wheatsheaf Barn, where the road is very narrow and the buildings are heritage assets. This is a busy access for the residents (including the Vet) and the house already suffers damage from lorries manoeuvring in the roadway. The refuse lorry tracking plan appears to be rather hopeful (relying on advanced driving skills) and needs review, particularly with sightlines as the road curves here.
- The Renewable Energy and Water Conservation Statement, section 7, states that there is a bus stop within 25m/2 minutes of the site. This is not so. The nearest stop is on Bartlow Road, not directly accessible from the site - there is no path past Beggars Roost. The nearest stops are near Parsonage Way/Fire Station around 700m away.
- The Design and Access Statement, page 40, para 3, also refers to proximity of bus stops although there is no route through to Bartlow Road
- The Design and Access Statement, page 40, para 3, refers to proximity to village facilities. The distances have been measured to significant sites and all are outside of the recommended sustainability distances. See separate report.
- Apart from the exit to Horseheath Road, there is no connectivity to the village.
- A footway towards Linton would be alongside a busy through-route in the 60mph zone.

- Should a suitably wide pathway be built, this would impact on the roots and affect the viability of the established hedge next to the Horseheath Road, with a loss of its screening. If a replacement hedge is planted it would reduce the area that could be developed.
- If building work is permitted, then delivery lorries, heavy plant and site traffic should not access the site via Back Road (to preserve the protected verges) or through the village (to protect the listed buildings and Conservation Area)

Drainage

- There is no effective drainage plan. The surface water drainage strategy depends upon permeable surfaces and an attenuation basin only at the SW corner. It is known that surface water flows from the rising ground and Horseheath Road over the site.
- As this is a site that floods and slopes, it should be demonstrated that the layout and design will not cause flooding of existing and proposed areas. There should be a sequence of flood protection / basins in order to be a SuDs scheme, and this should start with dealing with flooding on entry to the site and preventing overflow beyond the site. The EA surface water flood map shows that flood water enters the eastern edge of the site at the valley (which is located wrongly on the D&A slopes diagram and OL proposal).
- The OL application shows a bund and ditch to hold the surface water flow, although this shared the space with screening tree planting: it would not have been feasible to have both in the same space. The bund does not appear in the RM, leaving the housing vulnerable to flooding in storms.
- According to the Environment Agency, flooding of the village is likely to be a one-in-a-hundred-year event. We have had already had serious floods in 1918, 1947, 1968, 2001 and 2014 with surface water adding to river flooding. Climate Change has not been taken into account.
- The infiltration/porosity testing was done on 29/11/19 following a prolonged period of drought and readings are not typical for the area. The methodology is not clear as being suitable for the chalk conditions.
- We have tangible evidence of the problems caused by surface water flooding. This was particularly noted as coming from the land off Horseheath Road, affecting Martins Lane, Bakers Lane, the adjacent Lonsdale, Harefield Rise, Bartlow Road and buildings off these.
- The site slopes to the south and west, with a natural gully running across the site directing flood water towards current housing and roads. The site falls around 8m from top to bottom. Below the southern border are houses which sit below a sheer drop of about 5-6 ft from the edge of the field. These houses are particularly at risk, but at times of intense rainfall, we have seen how surface water run-off from there reaches much further.
- The layout of the development shows a spine road, again directing water towards Harefield Rise, Martins Lane, Bakers Lane and Bartlow Road. This spine road would be roughly parallel to that of Lonsdale, which in storms runs "like a river", flooding gardens, garages and into houses at its southern end, in Bakers Lane and Bartlow Road. It is likely that the same would happen at the end of the spine road on the proposed development. Loss of soakaway provided by the open field of the site would add to the rainwater reaching neighbouring housing; we doubt that the proposed reliance on permeable surfaces and infiltration pond would give sufficient protection.
- We see for ourselves, during heavy rains, that water from the surrounding rising ground comes as a sudden deluge - a type of weather that we are told to expect more frequently. Having no outflow to a natural watercourse, the SUDS pool would simply overflow down towards Bartlow Road, and further. Martins Lane would become, in effect, the watercourse.

- Any storm water run-off going into the foul drains could again overwhelm them. The current housing and core of the village will be placed at unacceptable risk.

Archaeology and Heritage Assets

- The scheme has not demonstrated it will preserve heritage assets. As highlighted by Kasia Gdaniec, the County Archaeologist, the allotments are located where the burials would be dug up. The applicant needs to be alerted and should deal with this by full investigation and preservation as appropriate.
- There is no Archaeology Report, and the Historic and Archaeological significance of the site, the valued landscape and Wheatsheaf group have not been appropriately taken into account.
- An initial Phase 1 desk-based and trial-hole study has been carried out. The findings include inhumations, the Cursus and Round Barrow.
- The cursus is one of only 5 in this region and 120 nationally on the Heritage Database. As such, it is of substantial importance.
- The cursus was considered to be small in size, but this is likely not to be the case. The aerial photos of March 2018 published by Google Earth show a substantial feature crossing the site perpendicular to the cursus. It has not been excavated and at its crossing point, it is likely to result in the anomalies described as the terminations of the Cursus. Instead, if the Cursus follows typical characteristics, it is likely to continue across this perpendicular feature into areas of the site that were not surveyed.
- Extensive flint finds were considered to indicate an industrial centre close by, which was of sufficient importance to the inhabitants for them to bury collections of the worked flint with the bodies in the Barrow.
- The industrial site has been found on the Bartlow Road site, less than 200 metres from the Horseheath road flint finds. Initial flint working finds at Bartlow Road, complete with Mesolithic hearth, are now being attributed National importance.
- The recent Bartlow Road site excavations at Bartlow Road have also established that there is greater connection between the Horseheath Road site and those sites to its south than previously considered -
- The Bartlow Road site with its Anglo Saxon village is less than 150 metres away and is linked to it by a spur leading from the Roman road.
- The Anglo Saxon village found on the Bartlow Road site is only 150 metres away from the Horseheath Road Barrow and its Anglo Saxon burials, with another (now-destroyed) round barrow / Anglo Saxon cemetery linking the group.
- The proximity of these two sites, the link spur road and their related finds, show these two sites are complementary and should be considered together. As complementary sites, they also have added cumulative significance.
- There is no mention of a full archaeological survey, which is merited by the finding of the cursus alone, nor of any preservation or commemoration of the significant findings.

Designs

- We appreciate that the developer has engaged with LPC regarding design.
- They have kept to maximum 2-storey houses, knowing the effect of taller housing on the skyline and wider landscape; roof designs do not allow dormer additions.
- There are issues because the large houses have less screening in the landscape than described at OL stage
- The developer has provided a few much-needed bungalows but not enough for village needs now and in future
- In discussions, the character of the village housing has been noted and revisions made.

- It would appear that the buildings with flint have been lost. This was a welcome local feature linking the estate to the Wheatsheaf Barn and others in the village. When flint is done nicely it looks really good, and we request that the flint is restored in the materials and designs.
- We had not expected the rendering colours illustrated. These might be present in some modern paint schemes, but blue in particular is not characteristic of vernacular walling as it was very difficult to create in lime wash and before C19/C20.
- The roof tiles seem to be a pale red, not typical of very local clay, and which relies on the colouring of a sand colouring glued onto it which comes off in the rain. Some illustrations on the internet show very little sand colouring left after a few years. A revised material is needed for the roofs.
- The D&A text proposes photovoltaic panels on roofs which should be shown on drawings.
- It also appears that all pedestrian connections other than the main road have been omitted, so it is less sustainable than when originally proposed.

Landscape and Environment

- The visual effect on the landscape and the sensitive entrance to the historic village has not yet been fully addressed, nor has the drainage problem.
- The reduced screening makes the development more prominent in the landscape.
- The submission has not demonstrated that ecology is adequately assessed and would be preserved in this layout and design. The (likely) protected hedges plotted on maps of 1600 and their habitats are likely to be substantially lost.
- The reptile survey was carried out over one month, rather than the season-long timing required by the regulations. This was following a prolonged dry period when reptiles would have avoided open areas.
- It is surprising that the damp area near Beggars Roost and the area at the SE of Lonsdale did not yield evidence of reptiles, as they have often been seen by residents here. This should be investigated properly with DNA / English Nature approved study at the correct time of year and in more normal weather conditions before the application is decided.
- The Ecology and Enhancement strategy 2.5 and 2.6 refers to there being no ponds on the site. This was after a prolonged period of drought. The SW corner of the site is usually damp and ponded (as are the adjacent Lonsdale gardens) and standing water is commonly seen remaining long after rainfall. This was noted by the Planning Inspector at the site visit.
- The south west corner was omitted from the OL plan, without explanation; it may be because the original developer found newts in the boggy area there. A full reptile survey in current (rainfall) conditions is necessary to meet regulations.

Other issues

- The sewage pumping station is very close to the infiltration pond with the possibility of pollution.
- The sewage pumping station is close to housing - there are concerns that it is insufficiently screened both visually and for noise.
- The slope of the site raises issues of accessibility, particularly for the less able or less mobile.
- The slope of the field has meant that soil depths vary, so the quality/quantity of soil for the allotment sites has been questioned.
- We request that Cambridge Water is a statutory consultee, regarding issues of water supply to the site. We are aware that water supply in this area is limited and there are issues of sufficiency of water in the aquifers.
- The schools are filled with the current population. Additional infill housing has added to the numbers wishing to be educated within Linton. With yet more housing in the

planning pipeline (Cambridge Road flats, Paynes Meadow social housing, Bartlow Road, 1, Horseheath Road, and others) there could be another 100 dwellings in the near future, not including this application. There is no provision for school places, nor any s106 to cover this.

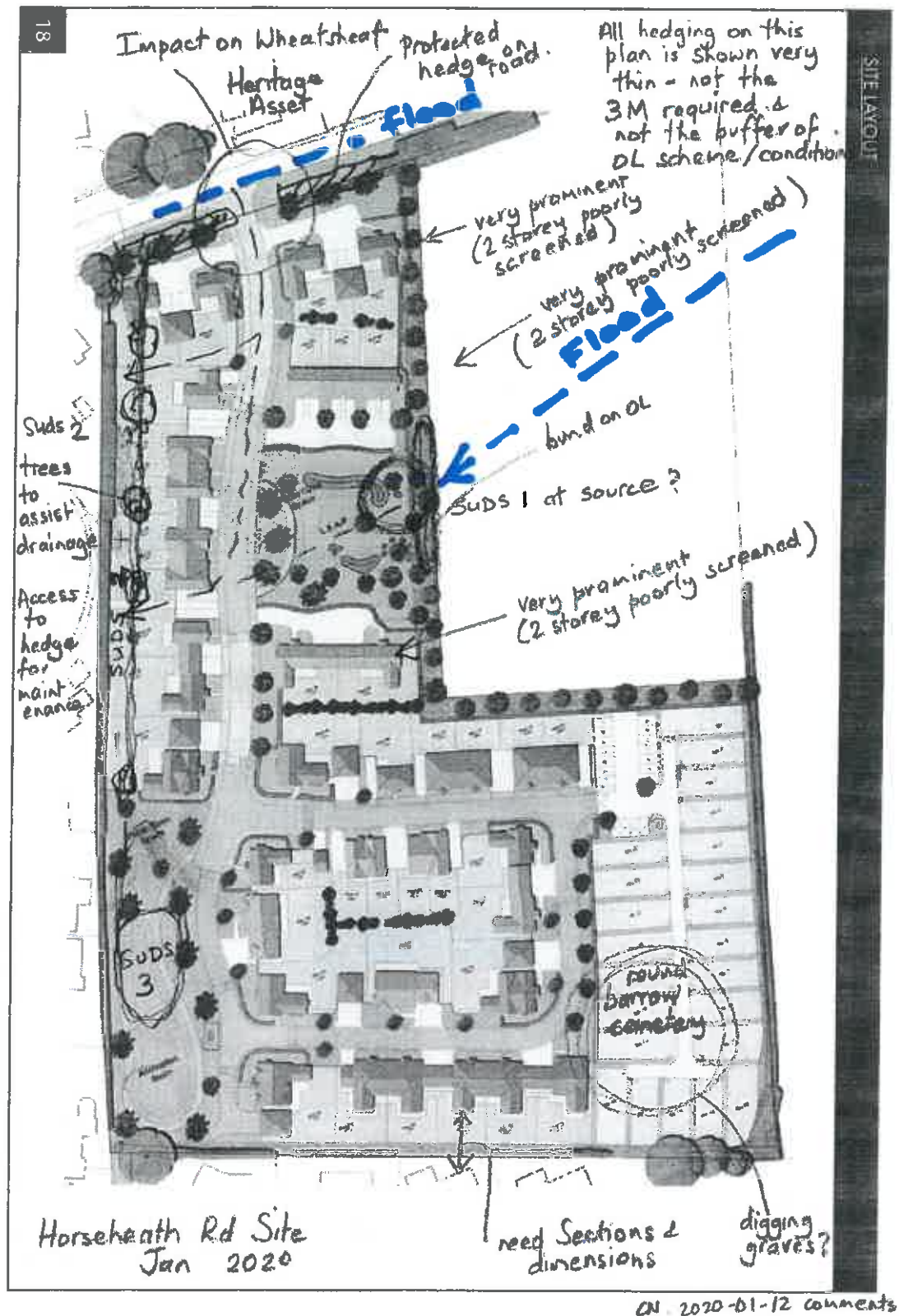
- The additional screening, buffer zones, the ponds and bunds needed for the drainage scheme, the land not owned by the developer, etc. reduces the developable area. This brings into question the deliverability of the stated number of houses. The OL permission is for *no more than 42* houses, not the proposed 42.

Conclusion Whilst LPC appreciate that the developers have engaged and listened to us, there are still aspects that are of concern and need to be addressed.

Initial supporting reports will be sent with comments from LPC on; Screening and drainage, sustainability distances, drains and drainage, walking distances map, HM Land Registry title plan, Historic England Consultation report 2018 and CN Historic Consultant report 2018.

LPC Decision: Object and refer to SCDC Full Planning Committee

Initial supporting report



Initial supporting report

Planning application for land off Horseheath Road

Walking distances from site to significant village locations

Please note - distances are taken from the gate on Horseheath Road. The distance from mid-site (at the road junction) to the gate is approx 125 metres additional walking distance.

From gate to:		mid -site to:
Heights Junior School	427m	552m
Library	562m	687m
Bus stop at Parsonage Way	563m	688m
Bus stop at Granta Vale	619m	744m
Vet /Wagon and Horses	750m	875m
Co-op General Store	775m	900m
Veg shop/Baker/Barber	835m	960m
Infants School - main gate	965m	1090m
Infants School - office gate	1016m	1141m
Medical Centre	1047m	1172m
Newsagent / Post Office	1048m	1163m
Village Sign/bus stop	1109m	1234m
Dog and Duck	1165m	1290m
Pharmacy/electric s shop	1221m	1346m
Linton Kitchen/Florist	1331m	1456m
The Crown	1427m	1552m
New Dentist Surgery	1472m	1597m
Recreation Ground gate	1309m	1434m
Sports Pavilion on Rec	1528m	1653m
Playground/Skate Ramp	1620m	1735m
Village College Back door	1572m	1697m
Village College Main Entrance	1738m	1863m
Granta School/Fitness Centre	1929m	2054m

Measured with a calibrated measuring wheel, taking the most natural routes with minimal road crossing (but a little avoiding of potholes)

Initial supporting report

Horseheath Road - Response to Drainage Strategy on planning submission s/3405/17/OL by Thomas Consulting - Dec 2017.

(To be read in conjunction with LPC report on application s/2553/16/ol)

This is the third report on the drainage situation for this site, and we continue to doubt that the issues have been resolved. We have doubts and issues particularly on the wider effects of how any proposed development of this site would affect the neighbours, the setting of the historic village and the wider community.

In particular, there are concerns regarding the implementation in conjunction with the landscape mitigation measures. The space needed for both further reduces the space available for the housing, "allotments", LEAP, public open space, parking, etc. The SUDS tank/pond, soakaway areas, swales, bunds, ditches, planting zones, landscape buffer, protection zone and the land not owned by the Diocese, all reduce the land area available. The housing proposed in the application is simply not deliverable.

The site proposed by the Diocese of Ely for development is sensitive due to its hydrological location, the geological conditions and its topography. It is a site above the aquifer, on rising ground, without its own watercourse for surface water run-off, and elevated above current housing. The site is unsuitable for any development.

The site

The site itself is not a flat sheet of ground; it slopes North to South following the line of the hill, with a camber West to East terminating in the bottom South West corner just above "Beggars Roost". There is a natural gully which runs across the site. This gully hits the site at about one third down from the road on the Eastern side and leaves the site about two thirds down from the road on the Western margin. The top edge of the site at the Horseheath Road is at 61m above sea level and the bottom edge of the site is at 53m above sea level; so the site drops 8m from top to bottom. Below the site on the Southern border are houses which sit below a sheer drop of about 1.6m from the edge of the field where development is proposed.

The drainage strategy proposes shifting the natural flow of water, directing it towards a large infiltration pit. Our section through the site shows that housing below this would be at risk by overflow, there being no natural watercourse to take this. Overflow would come into Lonsdale, housing to the south/west and down Martins Lane, the route of a proposed "connectivity" path.

The aquifer

The site sits on a shelf of chalk both permeable and porous; water flows through it and is stored within it forming a reservoir, the aquifer, utilised by surrounding villages for the fresh water supply.

www.groundwateruk.org/downloads/the_aquifers_of_the_uk.pdf

The area has many boreholes, serving older properties. The top of the site has two nearby boreholes around 10m deep: the level of the bottom of the site is around 8 m below the top of the site.

The maximum acceptable depth for soakaways is two metres below existing ground level. Soakaways must not be constructed in contaminated ground or where the base of the soakaway is less than 2m above the maximum groundwater level. Bore hole data suggests this cannot be achieved for housing at the Southern End of the site. Eileen Young, E-mail 20th Feb 2012 to David Mardon.

Groundwater levels have not been tested (as raised in a meeting with CCC 8th December 2017)

The chalk layer begins at 0.4m deep under gravel and clay top soil, there seems no mention of this, clay being a barrier to percolation.

Porosity tests

The proposed SUDS has an infiltration trench located in the SW corner at the lowest point of the proposed overland flow route. This is near 'Test Pit 1' in the infiltration tests, at 2.5 m deep (i.e. the maximum recommended in BRE365) it drained at only $1.2 \times 10^{-5} \text{ ms}^{-1}$. This is lower than the Council's minimum rate which the applicant quotes as $50 \times 10^{-5} \text{ ms}^{-1}$ (section 3.4.2). The base of this test pit will be at the ground level of the neighbouring properties, which would take the water soaking into the ground here. (See the section through the site, provided)

Two independent percolation tests were done for these planning applications;

1. performed during normal Winter conditions on 19th Jan 2012 failing in 3 of the 4 pits
2. performed following an unusually warm and dry Summer in May 2017 (my calc 3degrees above historic 100 year average according to the Meteorological Office). This only failed 1 of 4 tests.

Flooding is most likely in winter (although we also had 2 surface water floods mainly affecting that end of the village in summer this year). The preventative measures, if based on the summer record, will fail because they are engineered on the basis of optimistic data.

Issues with the differences in depth of the test pits, supervision and corroboration are obvious in both cases. Methodology is perhaps not for us to query, but looks substantially different in the two cases. The locations and sizing of pits, the unusual weather conditions, and the failure to plot the initial test locations, do not appear to comply with statutory requirements or best practice.

The analyses were performed in the first drainage report using FSR technique. The (Flood Studies Report) FSR 1975 model was updated to the Flood Estimation Handbook (FEH) in 1999. Data presented for analysis should perhaps take advantage of more modern computation and updated analytical techniques as well as more model data from actual events and so be modelled using the FEH method. EA reports are clear on the effective differences including soil wetness.

Anglian Water Responsibility.

We do not contest that there is capacity at the pumping station and sewage treatment works at Cow Gallery Woods, west of Linton. However, we do argue that the pipes and drains through the village are already nearing capacity (development in Linton includes recent infill areas, house expansion and other outline planning applications, not taken into account by the reports)

Linton Parish Council commissioned an independent report on the state of the drains on the western side of the village. Our expert does not come to the same conclusion as Diocese report on the subject of the patency of the existing drain network. The concern of LPC is that our expert is correct and that the High Street and historic core of the village will have to be dismantled (most houses in the Special Conservation Area have cellars and fragile foundations or base-plates) in order to accommodate larger pipes to carry the foul waste generated by the development. The pipework from this site does not just lie under the modern developments of the 1970's as shown in both the analyses but also under the historic core of the village - the Outstanding Conservation Area with the highest density of listed buildings in Cambridgeshire and also its narrowest High Street.

The discrepancy seems to be that both the Diocese report and Anglian Water do not assess the capacity of the main village drainage, only the local capacity close to the point of connection. Our expert assessed beyond this, where the old village main drain is undersized and defective.

Outline Layout and mitigation proposals

Storm water run-off and excess surface water on the site will be directed by the shallow valley across the site towards the already known wet-area at the South-western corner, and by the proposed spine road toward the housing in Harefield Rise. The SUDs scheme proposed to deal with this water depends upon having an overflow to a natural watercourse; this does not exist.

LPC Comments 21/1/20 on S/4418/19/RM

Report – Drains and drainage – third application comments

The drainage strategy from Thomas Consulting (at 3.2.4) states that *'There is a small risk that flows along Horseheath Road may enter the site along the new access road and to minimise that risk the first 4m of the new access will slope at 1 in 40 towards Horseheath Road and prevent flows onto the site'*. The events of 17/18 July, 8th August and earlier in the year, demonstrate that this is not a small risk and the proposed mitigation strategy, should it work, will increase the risk to Lonsdale.

There has been no adequate Environmental Impact Assessment for the site, with regard to the impact on the adjoining houses, the village, its setting and the areas downstream. The Flood Assessments concerned only the site of the development, failing to take regard of the effects of the development on the river and the existing housing downhill and downstream (including other villages).

The flood, surface water and foul drainage proposals have significant implications for the appearance, layout and capacity of the site, which are not acknowledged in the report and scheme:

The proposed bunds to protect the site and development from flood water are not characteristic of the local area and landscape, and would impact upon the future of the existing mature boundary hedging. The dimensions given in the plan indicate that the bund/ditch would add another 6m to the plan width of the site boundaries - the indicated houses cannot be accommodated where they are shown on the submitted Layout Plan. Houses in the flood areas at the SW corner and on water flow paths similarly cannot be accommodated.

The submitted Layout Plan is no longer practical, as the LEAP also can no longer be located where shown. The drainage scheme paragraph 3.4.1 now proposes a 'catchpit', foul pumping station and surface water tank / soakaway located under the open space provided by the LEAP. However, the LEAP is located in the location of the failed Test Pit 2.

Appendix 5 shows another layout, this time to relocate the LEAP, but it is more cramped and has back to back distances between houses that are worse than before. It also shows the scheme is dependent on a substantial number of deep plan houses and areas of water storage / SUDs along the boundaries above existing houses. It also does not include for the space taken up by the proposed floodwater bunding, and shows the area allocated to allotments has further decreased.

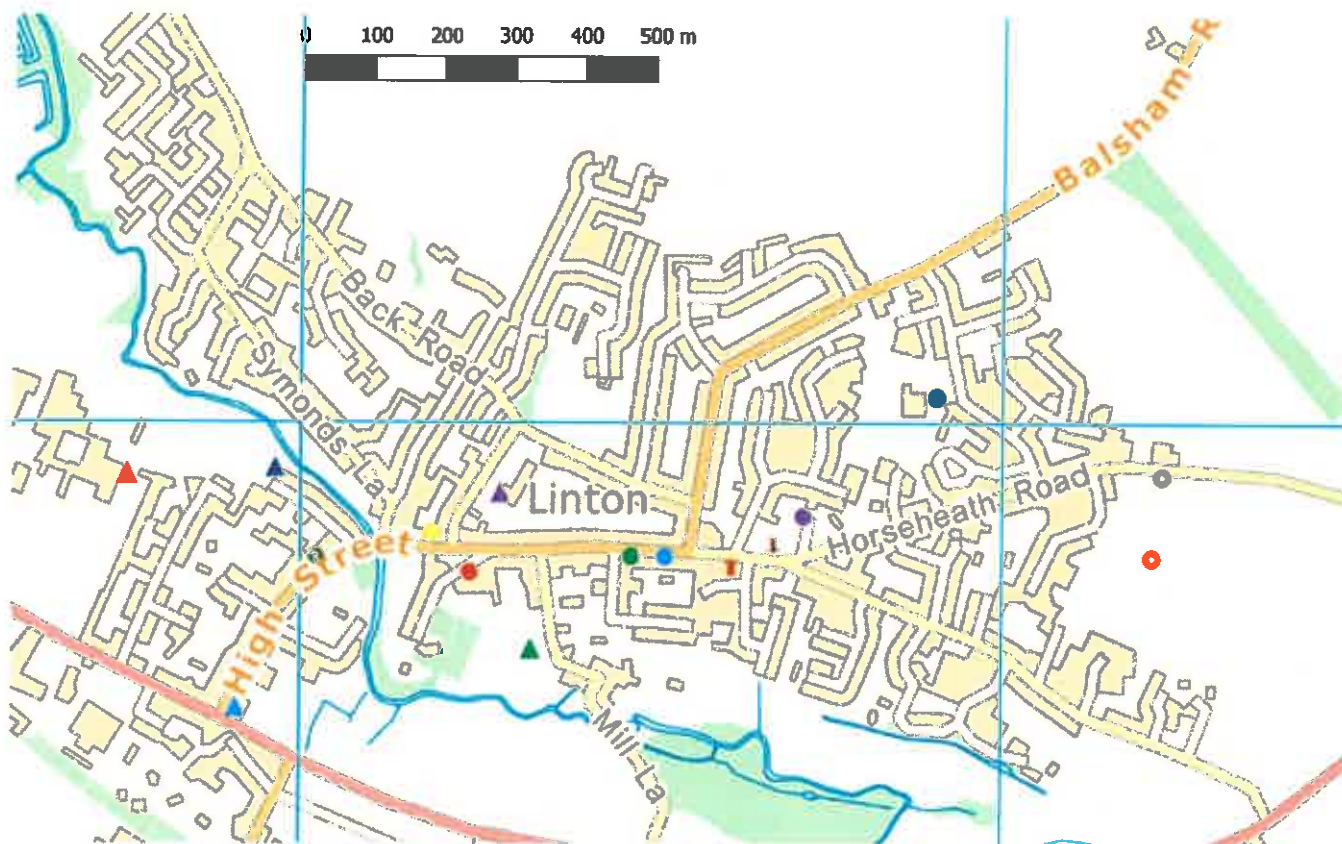
It demonstrates further incremental cramping of the site and further incremental burdens of maintenance which have not been adequately assessed, managed and mitigated.

The SUDs and the additional bund/ditch around the perimeter, as proposed, is not a suitable solution to the surface water flooding and particularly the storm water run-off in times of exceptional rainfall. The current housing and core of the village will be placed at unacceptable risk.

The impact of additional surface water on the village would be detrimental, as would the change to the character of the area through the provision of visually prominent bunding, deep span housing and other development at boundaries, and the likely raising of building heights and floor levels of the new housing to prevent their flooding.

Initial supporting report

S/2553/16/OL



	Facility / Service	● From entrance to site	● From mid-point of site	Maximum walking distance *
●	Nearest Shop (Coop)	775m	900m	400m
●	Pre-school (Chestnut Playgroup)	562m	687m	600m
●	Linton Heights Junior School	427m	552m	800m
●	Linton Infants School	965m	1090m	800m
●	Nearest Pub (Wagon & Horses)	750m	875m	800m
●	Village Centre Cluster (inc. Pharmacy)	1221m	1346m	800m
●	Post Office	1048m	1173m	800m
●	Bus stop (Parsonage Way – to Haverhill)	563m	688m	400m
●	Bus stop (Granta Vale – to Cambridge)	619m	744m	400m
▲	Recreation Ground	1309m	1434m	800-1000m
▲	Village Green (Camping Close)	1030m	1155m	800-1000m
▲	Medical Centre	1047m	1172m	800m
▲	Linton Village College	1572m	1697m	
●	Library / Childrens Centre	562m	687m	
▲	Dentist	1472m	1597m	

* Maximum walking distance taken from South Cambridgeshire District Council - District Design Guide Supplementary Planning Document, Adopted March 2010, paragraphs 6.11 and 6.13, page 92 and table on page 93.

LPC Comments 21/1/20 on S/4418/19/RM
Report - Walking distances map

Initial Supporting report

These are the notes referred to on the following official copy

The electronic official copy of the title plan follows this message.

Please note that this is the only official copy we will issue. We will not issue a paper official copy.

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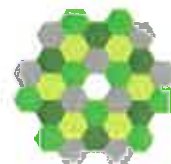
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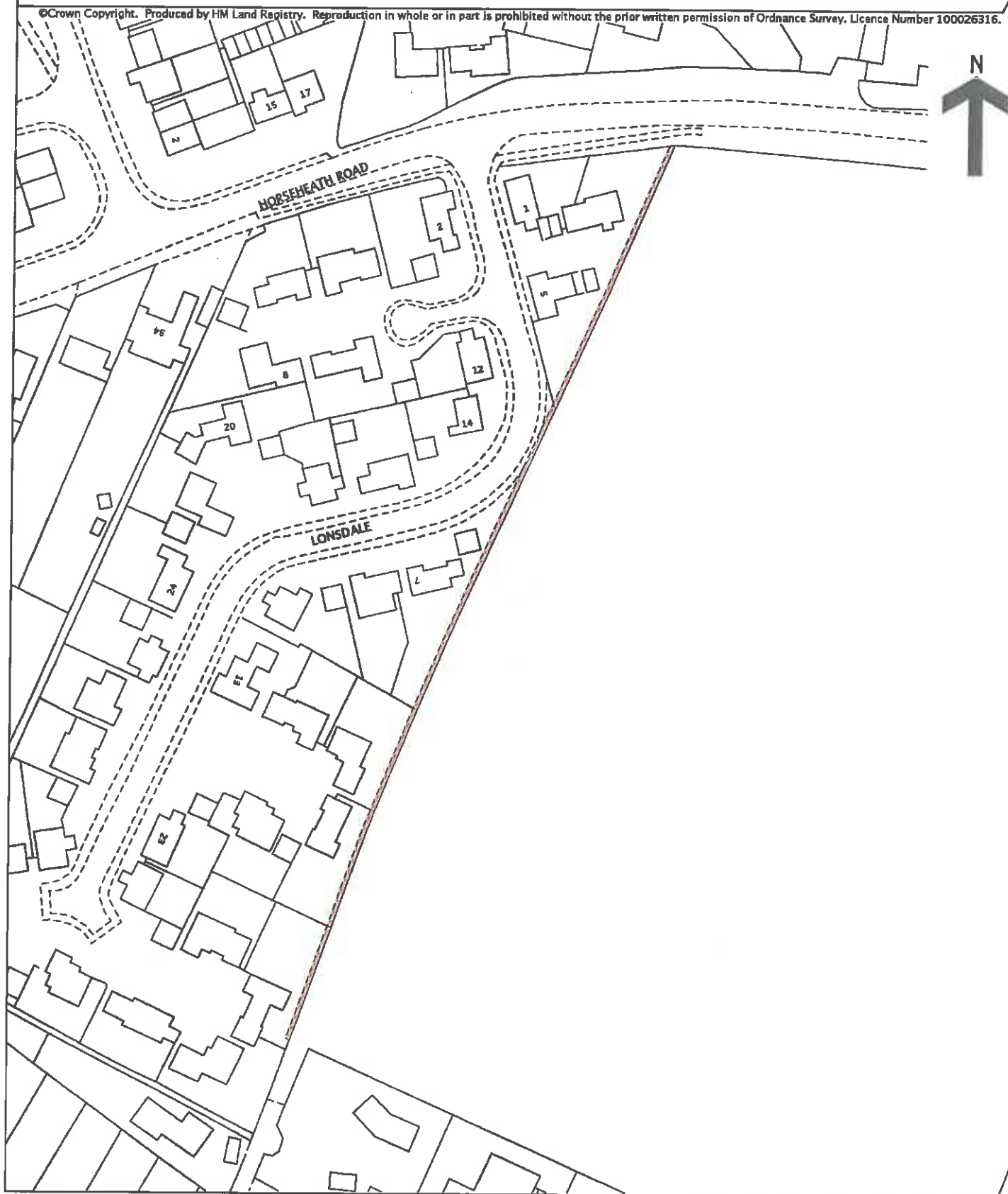
LPC Comments 21/01/20 on S/4418/19/RM
Report : Title Plan

HM Land Registry
Official copy of
title plan

Title number **CB290170**
Ordnance Survey map reference **TL5746NW**
Scale **1:1250**
Administrative area **Cambridgeshire : South**
Cambridgeshire



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LPC Comments 21/01/20 on S/4418/19/RM
Report : Title Plan.

This official copy is incomplete without the preceding notes page.

Case Name: Linton Roman Villa: Land south of Horseheath Road

Case Number: 1456722

Background

Land South of Horseheath Road is being assessed for scheduling.

Asset(s) under Assessment

Facts about the asset(s) can be found in the Annex(es) to this report.

Annex	Name	Heritage Category
1	Land S of Horseheath Road, Linton	Scheduling

Visits

None: Data from other sources.

LPC comments 21/1/20 on S/4418/19/RM

Annex 1

The factual details are being assessed as the basis for a proposed addition to The National Heritage List for England.

Factual Details

Name: Land S of Horseheath Road, Linton

Location

Land to the south of Horseheath Road, Linton, Cambridgeshire, CB21 4LT

County	District	District Type	Parish
Cambridgeshire	South Cambridgeshire	District Authority	Linton

History

Cursus monuments are long, narrow earthwork enclosures defined by parallel banks and ditches running for at least 100 metres and, occasionally, for several kilometres. Over 100 definite or likely examples are recorded in England, most surviving as cropmarks on aerial photographs, and although three or four survive as earthworks, these are badly denuded and incomplete. The division between cursuses (especially at the lower end of their size range), bank barrows and 'long mortuary enclosures' is often somewhat arbitrary. Radiocarbon dating indicates that most cursus monuments were built during the mid-fourth millennium BC. Cursus monuments have been interpreted in various ways since their initial identification. The name itself is the Latin term for race track and this was one of the functions suggested by Stukeley in the 18th century. More recently a ritual or ceremonial role has been suggested. They are widely scattered across central and eastern England, though the distribution extends to northern and western counties. The majority lie on the flat, well-drained gravel terraces of major river valleys, but some are known on the chalk downlands of Dorset and Wiltshire.

Round barrows date to the Bronze Age (c.2000-700 BC). They exhibit considerable diversity of burial rite, plan and form, frequently including several different types of round barrow, occasionally associated with earlier long barrows. Where large scale investigation has been undertaken around them, contemporary or later "flat" burials between the barrow mounds have often been revealed. Round barrow cemeteries occur across most of lowland Britain, with a marked concentration in Wessex. In some cases, they are clustered around other important contemporary monuments such as henges. Often occupying prominent locations, they are a major historic element in the modern landscape, whilst their diversity and their longevity as a monument type provide important information on the variety of beliefs and social organisation amongst early prehistoric communities.

The existence of a cursus and barrow in land south of Horseheath Road was unknown until the barrow was detected in a geophysical survey in 2015. Subsequent archaeological field evaluation in 2016 revealed the remains of the round barrow, together with the remains of a Neolithic cursus.

Details

PRINCIPAL ELEMENTS: The site comprises a Neolithic cursus, with a Bronze Age barrow adjacent.

DESCRIPTION: Both the cursus and barrow survive as buried features. The Neolithic cursus measures 158m long and 42m wide, and is oriented south west to north east. The cursus survives as a set of perimeter ditches, between 1.5 and 2.4m wide and 0.5m deep on the western arm, with the eastern arm more truncated. The southern end of the cursus is closed, and the northern end appears to have been open. There were few finds associated with the cursus recovered during the excavation.

Adjacent to the cursus lie the remains of a Bronze Age barrow, 29m in diameter, with a crouched inhumation at the centre. The barrow survives as a ditch 2.5m wide and 0.94m deep. The burial was of an adolescent female, oriented with the head to the north west. Large quantities of struck flint were recovered from the barrow ditch. The flint was of mid to late Bronze Age date.

Selected Sources

Books and journals

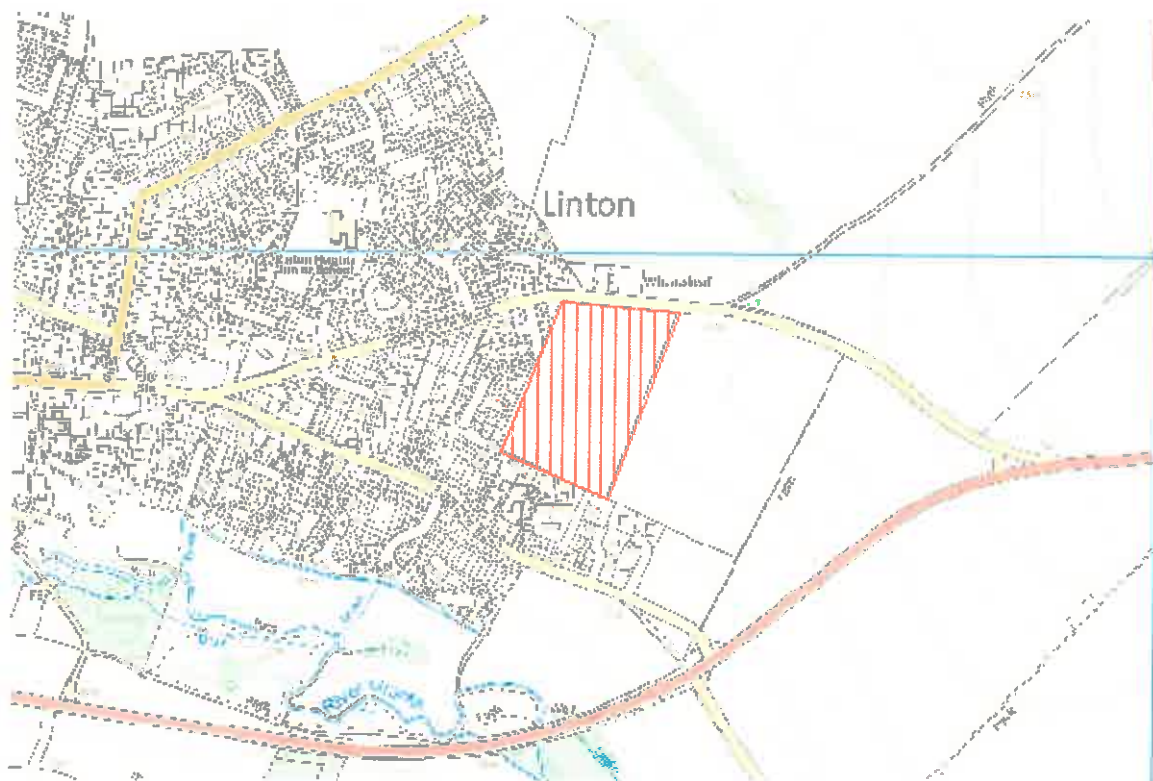
Bradley, R, *The Prehistory of Britain and Ireland*, (2007), 62-69

Bradley, R, 'Making Strange: Monuments and the Creation of the Earlier Prehistoric Landscape ' in Fleming, A, Hingley, R, *Prehistoric and Roman Landscapes*, (2007), 33-42

Other

Bush, L (2016) *Land South of Horseheath Road, Linton, Cambridgeshire Archaeological Evaluation*. Unpublished Oxford Archaeology East Report 1970

Harrison, D (2015) *Land South of Horseheath Road, Linton, Cambridgeshire Geophysical Survey*. Unpublished Headland Archaeology Report LISC/01

Map**National Grid Reference: TL5721346802**

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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF – 1457523_1.pdf.

Initial Supporting report.

ARCHAEOLOGY NOTES HORSEHEATH ROAD

An initial Phase 1 desk-based and trial-hole study has been carried out and reports published by CgMS and Oxford Archaeology. The findings in those reports have been summarised in Mr Hamilton's report, to include the Cursus and Round Barrow.

The cursus is one of a very small number in this region, most of which have been destroyed. In January 2018, when we looked at this, it was one of only 5 in this region and 120 nationally on the Heritage Database. As such, it is of substantial importance.

The cursus was considered to be small in size, but this is likely not to be the case. The aerial photos of March 2018 published by Google Earth show a substantial feature crossing the site perpendicular to the cursus. It has not been excavated and at its crossing point, it is likely to result in the anomalies described as the terminations of the Cursus. Instead, if the Cursus follows typical characteristics, it is likely to continue across this perpendicular feature into areas of the site that were not surveyed.

Page 29 of the Oxford Archaeology report also attributes at least Regional importance to the substantial flint assemblages from the Cursus and round Barrow.

These extensive flint finds were considered to indicate an industrial centre close by, which was of sufficient importance to the inhabitants for them to bury collections of the worked flint with the bodies in the Barrow. The industrial site has been found in the last month on the Bartlow Road site, less than 200 metres from the Horseheath road flint finds. Initial flintworking finds at Bartlow Road, complete with Mesolithic hearth, are now being attributed National importance.

The recent Bartlow Road site excavations at Bartlow Road have also established that there is greater connection between the Horseheath Road site and those sites to its south than previously considered -

The Bartlow Road site is very close by. It is less than 150 metres away from the Horseheath Road site and is linked to it by a spur leading from the Roman road, which was discovered in the last month.

The Anglo Saxon village found on the Bartlow Road site is only 150 metres away from the Horseheath Road Barrow and its Anglo Saxon burials, with another (now-destroyed) round barrow / Anglo Saxon cemetery linking the group.

The proximity of these two sites, the link spur road and their related finds, show these two sites are complementary and should be considered together. As complementary sites, they also have added cumulative significance.

Corrie Newell

30/11/2018

LPC Comments 21/1/20 on S/4418/19/RM
Report: CN Historic Consultant

Horseheath Road - what was taken as termination of the *Cursus* may be where the E-W feature crosses



HORSEHEATH ROAD – PAGE 1