

APPENDIX FOR DEVELOPMENT AND
CONSERVATION CONTROL COMMITTEE
1ST. MARCH 2006 - ITEM 24.

Am 2
c

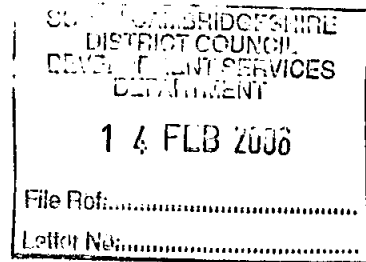
LANDBEACH PARISH COUNCIL

MRS ANNE HINKINS
CLERK
TEL.NO. (01223) 864321
e-mail: g_hinkins@hotmail.com

73 HIGH STREET
LANDBEACH
CAMBS, CB4 8DR

12th February 2006

Mr. Jem Belcham,
Planning Officer,
Development Services Department,
South Cambridgeshire District Council,
South Cambridgeshire Hall,
Cambourne Business Park,
Cambourne,
Cambs, CB3 6EA.



Dear Mr, Belcham,

Planning Applications nos. S/0084/06/F and S/0085/06/O
Milton Parish Council – Landbeach Road, Milton

The above applications from Milton Parish Council, were received on the day of the Parish Council meeting. Ian May from Milton Parish Council who is also the Chairman of Milton Colts Football Club attended our meeting on Monday 6th February 2006 and outlined the proposals of the applications. He stated that due to the number of football teams that Milton now has, it is impossible for them to accommodate all of their teams, as two of the teams already play in Landbeach. He also stated during the past two years various land owners have been approached without success and they felt that the piece of land they had identified would be able to achieve their aims, being 25 acres of green belt agricultural land.

We understand that Milton have a need to acquire more pitches for their teams, however, where they wish to site the pitches and pavilion at Landbeach Road, Milton is an open countryside green belt environment that creates together with the A10 a natural break between Landbeach and Milton. We feel it is extremely important to maintain the status quo as a development of this nature would destroy the sensitivity of the area. If this development were to be allowed we feel that future development could become more acceptable to the planners as a precedent would be set by the change of use from agricultural to recreational, i.e. further development of sporting facilities and the provision for lighting of pitches, should teams aspire to a higher league status, lighting would be a necessity. which would introduce another scenario for debate

There are also major concerns of the amount of traffic movement that would be crossing the A10 on an existing busy junction, that traffic would then continue along the Landbeach Road which is a 60mph limit road and a large number of vehicles

would then be turning right into the proposed new development. Given that Milton are asking for ten football pitches if all teams were playing at once it could mean 220 players plus officials and supporters coming onto the site. We note in the application that they have provision for forty car parking spaces which given the above figure would in no way provide the necessary parking, and we can foresee that overflow parking would be along the verges off Landbeach Road creating a very dangerous traffic situation for cars exiting the site and vehicles proceeding along the highway. In our experience when one of Milton's teams play on Landbeach recreation ground, where we have space for thirty cars, a number of cars have to park outside this area on grass verges.

Ian also stated that the proposed new sports pavilion measuring 15 metres by 15 metres would be sited close to the entrance of Stanton Farm, as this would be the least costly option, resulting in more money being available for other areas of the development. A building of this size so close to the carriageway would definitely impact on the surrounding countryside, creating a visual imbalance on the character of the area.

Our further concerns are regarding the possibility of children crossing the heavily congested A10 carriageway to access the proposed new facilities. Ian suggested that this would not occur, however we feel that it would be extremely difficult to police given the amount of youngsters Milton have in their population. When we look at the current proposals, that have been put forward for development in the area, i.e. Cambridge Rowing Lake and the relocation of Cambridge United Football Club, the extension of Butt Lane waste site to 2020 and the new housing developments, the extra traffic that the A10 is expected to absorb is enormous. Even at weekends the extra traffic would be considerably more than it is at present given the above developments.

We certainly feel that Highways must investigate closely the proposed development and the implications it poses for safe traffic movements. The entrance suggested, as already stated, on a 60 mph carriageway that has extra road hazards to contend with being two corners either side causing considerable lack of visibility from the exit. It is our understanding that a distance of 215 metres of clear road site should be visible on each side which does not appear to be the case in this instance.

Landbeach Parish Council would always encourage the development of sporting facilities for all sections of the community and understand Milton's need to acquire more pitches to accommodate their teams. However these applications asking for a change of use in a green belt area to accommodate football pitches and a substantial building, which in this instance the Parish Council do not think should be granted.

Yours sincerely,



Anne Hinkins
Clerk to Landbeach Parish Council