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Outline planning permission (with all matters reserved except access and strategic landscaping) for up to 215 dwellings, including affordable housing, and land reserved for nursery use (Use Class D1), open space including strategic landscaping, play areas, sustainable drainage features and associated infrastructure including foul sewerage pumping stations.

Land to East of Old Pinewood Way and Ridgeway, Papworth Everard

Objections from residents

Design and Amenity

- Excessive size of site / scale of the proposal. Would be out of scale for Papworth and contrary to the LDF which states that there is a need to 'Protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development in each village is in keeping with its size, character and function.' Furthermore, Policy ST/5 states that minor rural centres like Papworth should have residential schemes limited to a maximum of 30 dwellings. There have already been 66 houses approved at Church Lane where construction will start next year.
- Density of development is too high
- Eyesore given the location on top of a ridge (something English Heritage also agree with)
- Infill estate development will ruin the character of the village
- Loss of views
- Minimum internal space standards needed to make new homes habitable
- Significant residential development in Papworth is changing the character of Papworth and eroding village life
- New residents do not show interest in Papworth itself which is becoming shabby

Natural and Historic Environment

- The South Cambridgeshire Village Capacity Study (1998) describes Papworth as 'lying on a North facing slope within the Western Claylands and within a landscape of wide views over undulating arable land which is considered a key attribute of the village.' English Heritage comments that 'a major expansion of the village to the Northeast would extend the village over the natural ridge in the landscape and be visually intrusive. Papworth has already been subject to major expansion over recent years and further expansion will mean the village will be completely out of kilter with its historic core, again adversely affecting the character and appearance of the Conservation Area.'
- Close proximity to woods including ancient woodland. The foul water pumping stations and attenuation ponds would be located close to ancient woodland
- Loss of countryside
- Loss of Grade 2 agricultural land – development should be prioritised on brownfield sites
- Adverse impact on character and appearance of the Conservation Area
- Impact on wildlife (inc. lapwings, deer and bees)
- The Strategic Housing Land Availability Assessment (SHLAA) Report, Aug 2013 stated that development of the Ridgeway would have 'significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and any built development would be a prominent, harsh edge to the village in the wide views across undulating arable fields. Development of the site would also change the strong linear character of the village'. The report also concludes that 'It is not possible to mitigate the impact on the landscape and townscape.' The site has been rejected by the SHLAA in 2006 and 2013 for being 'very visible within wide

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open vistas and the landscaping fringe around existing development creates a very clear boundary to the existing built up area of Papworth. Development beyond the existing boundary would be on to higher, more exposed land with a rural open character.'

- If Papworth has to accept further greenfield development a new access should be installed at the new western roundabout of the A1198 and B1040 as this would prevent the spread of the village into the open countryside towards the Greenbelt around Elsworth

- The archaeological studies have been inadequate - lack of depth to the trenches means that many artefacts would have escaped discovery

- Impact on Green Belt

- Adequate landscaping should be provided and maintained on site

- The proposal needs to enhance provision for wildlife

- The proposed development would have a detrimental effect upon Papworth Woods (a site of special scientific interest)

The proposal is too large for The Ridgeway

- Loss of views for residents facing the site

- Proposed access points will harm existing residents. Access should be from B1050 or of top of Wood Lane where it meets Pinewood

- Visual impact on residents of the Ridgeway

- Revised plan illustrates an increased number of trees on the site – they will be too close to houses to be planted in reality

- Papworth could merge with Cambourne and lose its identity

- Loss of two oak trees would reduce natural screening for existing residents and lead to loss of privacy

Highways

- Increased congestion on already congested roads in and around Papworth including Old Pinewood Way, Wood Lane, the Ridgeway and the route to Caxton Gibet. There are numerous chicanes / traffic calming measures along Wood Lane and Ridgeway which would need removing to allow adequate traffic flow with the result being the compromising of safety. The roads surrounding Papworth, including trunk roads and the A14, will be unable to cope when development at the application site is combined with the many other proposals in the surrounding area including new housing at Godmanchester. The SHLAA states that 'the A428 corridor is seriously limited in capacity between the A1 and A1198. At present there is no realistic prospect of solving this.'

- Highway (inc. pedestrian) safety. There is no pedestrian crossing on Wood Lane. Wood Lane is used by schoolchildren and the footpath arrangements will be inadequate

- Unacceptable location of access to the sites

- Access to the site is unsuitable for the number of dwellings proposed and is unsuitable for commercial and construction vehicles

- Access to the site should be via a new road from Rogues Lane

- Unsuitable proposal – the highway system would be able to cope more if the housing was for elderly residents

- No footpath or cycle way access to A428 at Gaxton Gibbet. Lack of adequate footpaths from Wood Lane to the village centre. No bicycle lane along Ermine Street to the Caxton roundabout. Lack of footpath and cycleways generally out of Papworth increasing reliance on cars.

- Lack of secondary school in village would increase traffic

- Site should be served by a dedicated access

- Highway impact would be reduced if there was a link via a dedicated access road to Kisby's End / the B1040 Hilton Road

- Wood Lane is unsuitable for heavy machinery

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- Parking is a problem on the Ridgeway and makes it difficult for cars to pass. This would also impact emergency vehicles trying to reach the site. The Ridgeway is inadequate in width for vehicular traffic to pass in both directions
- Access from the Elsworth end of the farm would help alleviate some of the congestion issues that would be associated with the scheme
- Proposed new settlements along the A428 need to be taken into account when assessing the capacity of the surrounding road network
- Existing footpaths bordering the Old Pinewood Way Estate and across the fields to Elsworth would be unsafe during construction. There would be an impact on the footpath to Elsworth
- Unsuitable access for emergency services. A fire engine would be unable to swing adequately to access the site if cars were parked along the Ridgeway. Emergency vehicles would also be held up by traffic
- Existing traffic congestion on roads around Pendragon School would be exacerbated
- The provision of a nursery school on the application would exacerbate the traffic congestion issues on surrounding roads
- The accompanying traffic survey data is flawed by using summer days (June / July) when people have a higher tendency to walk. The 5th March day was dry and so people were more likely to walk. The assumptions on how traffic volume would increase is flawed by assuming 2011 Census Data averages for population and commuting trends in Papworth. Location of the proposed nursery away from the main transport links and existing primary school means that car journeys will be higher than the number shown and assumed. The assessment also fails to take account of the proportion of working parents who will be dropping their children off at the nursery
- the assumed proportion of a third of journeys to school being by pedestrians is not realistic. The traffic surveys do not take account of the route from Wood Lane along Barons Way to Chequers Lane and then the Chequers Lane junction with the A1198. The traffic survey does not take account of the recent opening of the northern end of the new Summers Field estate in Autumn 2015 nor the level of two way traffic encountered along the A1198 to A428 and north of the village at the roundabout with B1040. There has been very limited traffic monitoring which is inadequate to fully assess the scale of the potential impact.
- The Ridgeway is unsuitable for construction traffic which would damage the road and footpaths. An alternative access should be found for pre and post construction. Residents would be harmed by many years of construction traffic
- Lack of parking on many roads in Papworth and in the village centre which will be exacerbated by the proposal. There is a lack of parking at the doctor's surgery.
- Adequate parking should be provided for the development - a minimum of 2 off road parking spaces per house and an area for guests. Lack of parking at the site will result in off site parking and highway safety problems
- New roads on the proposal should be adequate in size
- Wood Lane, as well as other roads in the locality including Baron's Way, are inadequate in width to accommodate the increased traffic flows – the local roads have traffic calming measures which makes the congestion situation worse. Emergency vehicles will struggle to access the site
- Technical note that builds on the originally submitted Transport Assessment is inconsistent. It claims that Ermine Street will see an additional 126 vehicle movements – these additional flows must come from Wood Lane. The report states that the local road capacity is at 50% capacity. If Wood Lane is at 50% capacity and receives a traffic increase to 206 movements this would represent a 160% rise in traffic flows along Wood Lane which is not acceptable.
- Wood Lane not adequate to accommodate construction traffic and HGVs which would result in highway/pedestrian safety issues;

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- Locating a pre-school on the site will exacerbate the traffic issues along Wood Lane and will increase the risks of accidents because of the increase in young children in the vicinity. Parents will be encouraged to drop their children off along Wood Lane.
- The information provided on safe routes to school does not take into account increased traffic flows from the development. The routes detailed are the same as the routes currently taken by children to the primary school. Increased traffic will make the route to the primary school more dangerous especially as children will take the most direct route thereby avoiding using the pelican crossing.
- Expanding the primary school is unacceptable because the existing routes are already congested
- Impact on safety of pedestrian and cyclists
- Cars will be parked along The Ridgeway exacerbating problems
- A1198 will be unable to accommodate the traffic, especially when other developments in the area are taken into account
- The proposal is only providing for a bare minimum of car parking on the site which will have a knock on effect to surrounding areas
- The proposal will increase commutes to Cambridge – worsening congestion pinch points
- Lack of access to the site – some pedestrian footpaths shown on original plans have been removed. Site not integrated in to the village. Re-location of NEAP to eastern edge of the site makes it less accessible from the main village.
- The proposal will create a bottle neck in front of some drives along the Ridgeway making it difficult for residents affected to reverse safely onto their drive
- The proposed access points are situated in an unsafe location along the Ridgeway

Environmental Health

- Increased noise (inc. from pumping station and increased vehicular journeys)
- Surface water flooding / soil of the area is saturated - the site failed Soakaway Infiltration Tests. Flood risks are inadequately explained in the application and there are already major issues of surface water flooding off the site into Woodhead Place and Old Pinewood Way.
- Lack of foul water / sewage capacity
- Western section of the site is within a Waste Water Treatment Work safeguarding area as identified in the Minerals and Waste Site Specific Proposals DPD (Policy W7AE). Within safeguarding areas there is a presumption against development that would be occupied by people
- Impact on air quality (inc. pollution / fumes from cars)
- Negative impact on amenities of residents (inc. overlooking and loss of privacy – especially as some of the houses along Old Pinewood Way inc. no.31 are in a dip)
- Disruption during construction
- Proposed nursery is an unsuitable use within a residential development because of noise disturbance
- Having two foul water pumping stations and an attenuation pond next to residential development is not compatible because of odour, noise and risk to children of deep water in a leisure area
- Light pollution - impact on the night sky
- Increased rubbish
- Inadequate width of Wood Lane will result in HGVs having to wait to pass other vehicles thereby exacerbating the impact on resident's health in the area. The submitted Air Quality Assessment states that the risk of activities towards dust soiling, human health and ecological impact were considered to be Medium to High Risk. The Air Quality Assessment does not suggest adequate mitigation and needs to be

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amended to take account of HGVs waiting to pass other vehicles on Wood Lane. Construction traffic needs to be brought in via the B1040.

- Drainage – there would be an accelerated flow of water from the development into the ditch at the south of the development. This ditch is owned by the Varrier Jones Foundation and they have stated that they have not been served with an appropriate Notice Number 1 when the application was made.
- The surface water drainage plans do not cater for the water run-off from the site sufficiently. Surrounding properties need to be adequately protected from increased run-off.
- The proposal should not rely on existing watercourses
- Inadequate size of roads will result in pollution (including noise, dust and air) for residents

Sustainability and Infrastructure

- Lack of pre-school capacity and lack of capacity at Pendragon Primary School and at secondary schools in nearby villages. Pendragon Primary School cannot be extended despite the applicant's claims to the contrary. If the primary school is expanded it will degrade the sense of community at the school
- Lack of capacity at doctors surgery
- Lack of drinking water capacity
- Increased strain on the police
- Lack of public transport in the area. New housing should be built near public transport.
- Infrastructure of Papworth needs improving
- New housing should be provided in the centre of Papworth on the sites of existing underused / derelict buildings to revitalise the village (including Papworth Hospital site)
- Relocation of Papworth Hospital will reduce the need for housing in the area and will encourage even more congestion on the roads as people travel from Papworth to the new hospital site. Papworth cannot accommodate the redevelopment of the hospital site as well as the current application proposal
- Outside development boundary
- Children would have to be transported to a secondary school
- More extensive village shop is needed
- Need to take impact on existing services at the Summers Field development in to account
- Large scale development should be in accordance with the stated objectives of the County Council who rejected this site. Large residential development should be focused on newer communities. Other more sustainable sites should be considered first. South Cambridgeshire have previously rejected development on the site.
- It is time other villages bore some of the housing burden
- Lack of cycle paths and footpaths serving Papworth
- Water demand – insufficient mains water capacity from the Bourne Tower for all planned housing in the area
- Providing nursery places will encourage young families to the village which will result in a greater shortage of primary school places. There are already enough nurseries in Papworth
- Lack of employment in the village (esp. with loss of Papworth Hospital). New housing should be near employment sites to reduce need for travel by car
- The proposal represents the loss of a recreational facility
- Residential development approved or proposed at other sites needs to be taken into account (inc. southern Papworth and Godmanchester)
- Significant financial commitments are needed for the provision of a local school, doctors surgery, shops and sewage treatment works
- Adequate provision should be made on site for renewable energy

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- Local facilities are falling into disrepair e.g. the local pub has closed and the cricket club no longer operates. The village needs more facilities before further housing growth
- According to the SHLAA report reinforcements and new networks would be required for both electricity and gas
- The SHLAA 2013 report concluded 'the site is not potentially capable of providing residential development taking account of site factors and constraints' and the 'site has no development potential'
- How will the building work for the additional school places be guaranteed if the applicant does not commit to constructing them?
- The primary school will have to be expanded resulting in the loss of the playing fields thereby affecting children's health and also resulting in the loss of nursery facilities
- The hospital site should be considered for residential development before this site;
- Lack of provision for facilities with regard to schools, doctors and sewage
- Papworth is expanding too quickly for provision of adequate amenities
- The applicants have failed to take other development into account and the cumulative impact on the village (inc. roads, wildlife and village amenities)
- When the Papworth hospital closes the village may not even need more housing
- Loss of employment at the hospital will not be replaced in Papworth thereby making it an unsustainable location for more residential development.

Equalities

- Papworth has a significant number of people living with disabilities who would be affected by the scheme including loss of routes along / around the site.

Historic and Natural Environment

- Impact on the Papworth Wood SSSI
- Brownfield sites should be considered before this site
- Unacceptable impact on landscape – made worse by prominent position
- Impact on archaeological importance of the site
- Impact on historic and linear village
- Loss of two mature oak trees and impact on visual amenity

Two residents said there could be some benefits from the scheme:

- Would support some businesses in the area
- Is a need for housing in Cambridgeshire (but in a more suitable location)
- The UK needs housing but it is important to make sure any development is planned in the correct way;
- The development could provide accommodation for the elderly thereby freeing up larger houses in Papworth.