

Dear Ian

I understand that we can still register objections for this planning application until 1pm today.

All of my previous objections, sent to James Stone are still valid and still apply. However I would like the following points to be put to the planning committee as well:

I am familiar with the fact that the South Cambs Local Plan has not been signed off yet by the Government and therefore the South Cambs Development Framework 2007 remains relevant. I am completely failing to understand how the following objectives have been met for this planning application:

9. *Objective ST/e* states that SCDC aims to protect the varied character of the villages of South Cambridgeshire by ensuring that the scale and location of development is in keeping with its size, character and function and that buildings and open spaces which create their character are maintained and where possible enhanced. - I would argue that the scale, size and housing density of this proposed development are not in keeping with the character of the village.

*Objective ST/j* aims to ensure that the district's built and natural heritage is protected and that new development protects and enhances key characteristics including the character of the landscape. - as I have stated previously in my letter of objection, the existing houses in Old Pinewood Way and Woodhead Place are hidden in a dip and not visible from the ridge which goes along to Elsworth. The new development (unless 20 metre evergreen trees are to be planted?) will be highly visible and completely change the character of the landscape.

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*Policy ST/5 Minor Rural Centres* identifies Papworth Everard as a Minor Rural Centre. The policy states that residential development, up to an indicative maximum scheme size of 30 dwellings, will be permitted within the village frameworks (Policy DP/7). Larger schemes will be subject to assessment against further policies to make sure that the appropriate facilities are available within the village to support the development. - This proposed development is clearly not within the village framework and there is not adequate schooling space, GP availability or other facilities in the village.

*Development Control Policies, Adopted July 2007*•

*Policy DP/3 Development Criteria* sets out the criteria new development must meet in order to obtain planning permission, including not having an unacceptable adverse impact on the countryside, landscape character or village character, among other

topics. - I, and the other 150-200 villagers who attended a public meeting on Friday night strongly believe this development will have a massive adverse impact on the countryside, landscape character and village character. How is this decided? Who makes this decision and based on what?

*Policy DP/7 Development Frameworks* states that outside a village settlement, only development for agriculture, horticulture, forestry, outdoor recreation and other uses which need to be located in the countryside will be permitted. - this land is outside the village settlement and therefore should not be considered for housing development.

*Policy NE/4 Landscape Character Areas* states that development will only be permitted where it respects and retains or enhances the local character and distinctiveness of the individual Landscape Character Area in which it is located.

I am also very familiar with the SHLAA 2013 report which clearly states that 'development of this site would have a significant, adverse impact on the landscape and townscape of the area', 'the site is not capable of providing residential development taking account of site factors and constraints' and 'the site has no development potential'.

The (SHLAA) assessment identifies a number of impacts that development at the Site would bring about that it considers cannot be mitigated. In terms of landscape impacts, the assessment states that:

*“Development of this site would have a significant adverse impact on the landscape and townscape of the area, as the site is located on a ridge and therefore any built development would be a prominent, harsh edge to the village in the wide views across the undulating arable fields. Development of the site would also change the strong linear character of the village.”*

I cannot see (and I am not the only one) how all of this can be completely ignored by planning.

Kind regards  
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Sent from my iPad