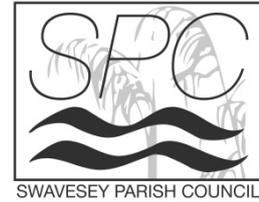


Swavesey Parish Council

Clerk to the Parish Council
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Ref: 16-2923/LAM
15th January 2015

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The Planning Inspectorate
Room 3/01b
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Bristol BS1 6PN

Sent via email: teamp7@pins.gsi.gov.uk

Dear Sirs

Re: 18 Boxworth End, Swavesey, APP/W0530/W/15/3139078

Swavesey Parish Council wishes to record the following objections and comments with regard to the appeal against refusal of outline planning approval for a development of 30 new dwellings on land at 18 Boxworth End, Swavesey.

Village Development Boundary - As stated to South Cambs District Council the majority of the proposed land is outside of the village development boundary, which in the emerging Local Plan is to be retained with no changes.

This development would result in backland development contrary to the existing linear pattern in this area of the village and result in adverse visual impact on the countryside. Contrary to SCDC Local Development Framework Development Control Policies DP/2. DP/3 and NE/4.

Council also reiterates that we currently have 39 dwellings already with permission granted and either under construction or about to be started, plus discussions taking place for a further 3 dwellings.

We have also now received a further two speculative proposals for land outside of the development boundary for 65 houses and for 95 houses. All of these will put impossible pressure on the village infrastructure and services and are completely unplanned for.

Setting of a Precedent – Swavesey currently has three ‘outside of the village development boundary’ proposals being consulted on, as mentioned previously. If permission for this development at 18 Boxworth End is granted, it would set a poor precedent for potential future development. The village cannot sustain these additional dwellings.

Education – Swavesey has a Primary School and Village College. Both are currently at capacity.

- The Primary School is currently turning away children who live in the village in most of its year groups. There is evidence of siblings living in the village who currently have to attend different schools due to lack of space at Swavesey Primary School.
- The Village College is also at capacity.
- This is supported by Cambridgeshire County Council. Cambridgeshire County Council has a statutory duty to provide education facilities under Section 13 of the Education Act 1996 (as amended). CCC calculates an additional 26 school places will be generated by this development.

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- The Primary and Secondary schools have both undergone recent expansion **just to accommodate their current role numbers**. The Primary school has lost play space to provide this accommodation, without creating any additional pupil places.
 - The Parish Council cannot see that the Primary School would be able to physically provide the space on its current location, to accommodate any additional classrooms for pupil places.
 - Therefore this development would seriously impact on the duty of the County Council.
- The Parish Council is aware of the letters sent by the Chair of Governors to the Primary School and fully supports all of the comments made.

Land Drainage – Swavesey is a very low lying village and at risk of flooding. Much of the surrounding surface water travels around and into Swavesey on route to the River Great Ouse and our surrounding fields act as flood fens and retain water when the River Great Ouse is high and drain doors close. Changes in surface water run-off seriously affect the village. The use of attenuation as a means to control flood water is simply not a suitable option for our situation.

Traffic – Boxworth End is a busy road through the village, taking all of the village traffic entering and leaving.

- It is subject to ‘rat-running’ of through traffic when the A14 is blocked or slow.
- It suffers from speeding.
- It will be subject to increased traffic flow as the development at Northstowe progresses, both from traffic avoiding the building works and when complete, traffic to and from the new Town.
- There are numerous ‘bottle-necks’ through the village along Boxworth end, Middlewatch, High St. The village would struggle to cope with the additional traffic generated by a development of 30 dwellings, on top of that already given permission within the village framework.
- Parking at village facilities such as the Market Square (Pub, newsagents, PO), Memorial Hall and churches are already full. Additional dwellings would make these locations virtually impossible to park at.

Public Transport - Our village bus service is once every two hours in alternate directions. The Citi5 service also does not run along Boxworth End. This is not ideal and certainly not easy to use. The Guided Busway is just over 1 mile from the proposed development site. That is quite a distance to walk. Parking at the Swavesey stop is also extremely limited.

Health Services – We have a Doctor’s surgery which is very busy, it often being 1-2 weeks before an appointment can be obtained. Additional development will only make this situation worse.

Swavesey is not able to cope with additional development outside of that which is already permitted and under construction within its development boundary. The affect this proposal will have on an already ‘full’ village will have a detrimental impact on existing residents and services. There are thousands of new homes planned in this area of South Cambs, at Northstowe, Cambourne, Papworth and potentially Bourne Airfield. Small villages such as Swavesey whose services and infrastructure are already at capacity should not have to take additional development outside of its development boundary.

The Parish Council therefore urges you to consider all of the above concerns and objections and refuse this appeal.

Yours sincerely

Linda Miller

Clerk

Cc Mrs Heidi Allen MP – South Cambridgeshire