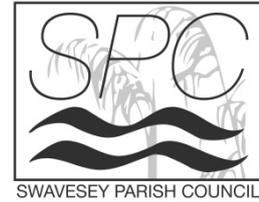


Swavesey Parish Council

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13 January 2017

Mr David Thompson
Planning & New Communities
South Cambridgeshire District Council
South Cambridgeshire Hall
Cambourne Business Park
Cambourne
Cambridge CB23 6EA

Dear Mr Thompson

**Re: Ref: S/3391/16/OL – Gladman Developments Ltd & Burgess
Land off Boxworth End, Swavesey. Outline planning application for the demolition of farm outbuildings and the erection of up to 90 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from Boxworth End with all other matters reserved except for means of access.**

Swavesey Parish Council wishes to raise the following serious concerns and objections regarding the Gladman Developments Ltd application to build up to 90 houses on land off Boxworth End, Swavesey.

1. Surface Water (SW) Management

Additional development at any location in the village will impact on the SW system and the Council is extremely concerned over the impact this development will have on that system.

The Council supports the initial view shown in the FRA from the Middle Level Commissioners (Swavesey IDB) as follows: When considered in isolation flow rate is not specifically the issue, it is more the increased volume and length of time at which additional water will be flowing into the drains. Therefore additional storage on-site, which can retain rainfall for an extended period sufficient for, say, three weeks and discharging once the downstream system is able to receive flows is the better and more sustainable option. Therefore, in summary, whilst the site appears to be outside of the floodplain, the downstream receiving watercourses are within the floodplain. For this reason, flows must be restricted and not increase as a result of development.

Also the Board's Drain, which runs along the eastern perimeter of the site, is protected by a 9.0m wide maintenance access strip and is subject to the Board's byelaws, therefore development must not infringe on this.

The Parish Council would request, as the County Council has in its initial consultation, that a signalling device on a sluice system is to be installed as part of the SW scheme, which prevents surface water discharging from the site and that there is capacity within the SUDS system on the site to accommodate 3 weeks' worth of water (based on an extreme weather period).

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This is required because there is a sluice system which prevents any discharge of water from the drainage network serving Swavesey (and other villages further from the river) into the River Great Ouse once the levels in that river reach a high level. The signalling device would ensure that the sluice gates on the site respond to this situation by closing and not releasing further water into the drainage system.

If a telemetry and sluice system were to be installed the Parish Council would wish to see full details of

- What agreements will be put in place for the future maintenance of this system?
- Who and how will its maintenance and management be funded?
- What guarantees will be in place to ensure the system works?
- Who will monitor this and if the system is not working, make appropriate changes?

The Parish Council raises strong concerns over the capacity of the SW system around the village to take the increased amount of water from this site. The Council therefore objects strongly to the proposed development.

2. Foul Water Management

The Parish Council understand that the foul water will flow through the existing system to Over STW. Council believed Over STW is at capacity and would require expansion. Council requests that this be a condition of any permission granted that expansion of the Over STW must be completed prior to any properties being moved into.

3. Highways - Traffic and Transport

Boxworth End is a busy through route in the village. Close to this proposed site there are already congestion problems with parking around the Doctor's surgery. Permission has already been granted for 30 new homes on land at 18 Boxworth End, just to the north of the proposed vehicle access, which will create a new access onto Boxworth End and increase the traffic along this road. A further proposal is in application for a new access at 130 Middlewatch, nr the Ramper Rd junction for an additional 70 new homes.

The Parish Council is concerned over the increase in traffic which this development will generate on Boxworth End and through the village.

The pressure this proposed development would put on the wider transport network must also be taken into consideration. Traffic through Swavesey is increasing, without this development. Development in neighbouring villages puts increased pressure on Swavesey roads, as vehicles travel through to the A14. The forthcoming works to the A14 and construction of Northstowe will bring increased traffic through Swavesey. The Village struggles to cope with this along its narrow main road (High St-Station Road). Development at Northstowe Phase 2 has already been postponed until after the A14 improvements have been completed, due to the impact the additional traffic would have on the local roads. By building additional developments such as this in the neighbouring villages before the A14 improvements have been completed is putting that same pressure on local roads, which has been prevented by delaying Northstowe Phase 2!

4. Highways – Footpath provision

It is noted that a new footpath is proposed linking the development north along the eastern edge of Boxworth End to join up to the footpath at Ramper Road.

It is also noted that a shorter new section of footpath is proposed south along the eastern edge of Boxworth End. The Parish Council would suggest that this new section of footpath should be extended to Pine Grove Park junction and across and further south to link to the bus shelter. Thereby enabling people to access the bus stop without having to cross the busy Boxworth End.

5. Education

The Parish Council objects most strongly to this proposed development on the grounds that the village schools cannot cope with the additional pupil numbers it will generate.

No report can be found from the County Council as to how it will plan to cope with the additional numbers of pupils this development will generate for the Primary and Secondary Schools in the village. Both of these schools are currently struggling to cope with pupil numbers and the potential of increasing numbers from this and other potential development in the village.

If pupil numbers increase with new development, there will not be places for all of them. This will impact on family life. Increased pupil numbers does not just mean increasing class sizes and space but Hall space will need to be increased to cope with assemblies, lunches, etc. Play space has been lost due to the recent expansion at both schools; additional pupils will only make this worse.

A practical look at the schools on site will show that capacity is not there to increase, particularly at the primary school. The recently permitted development for 30 new homes at Boxworth End, on top of the newly built 20 new homes in Fen Drayton Road and around 50 other new infill dwellings is already adding to the pressure on the schools.

6. Health Provision

Swavesey has only one small doctor's surgery. Other neighbouring surgeries are also heavily used. Local dentists are full. Other development in neighbouring villages impacts on all of this. Additional development in Swavesey will only increase this pressure and facilities may need to be expanded in order to cope.

There is very limited parking at the village surgery with most visitors parking on Boxworth End. The surgery is only just south of the vehicle access road to this proposed development and the parking outside of the surgery already causes major hold-ups in this section of Boxworth End. Additional traffic from this site will greatly impact on the highway safety at this point in Boxworth End.

7. Housing Mix

If any new housing in Swavesey is required it is for low-cost starter homes for young people with family and work related links to the village. Bungalows for older people wishing to down-size. 2 and 3 bed homes, again to release larger homes within the village. Bungalows in Swavesey are being lost at an increasing rate, recently a number of planning applications have been granted to build into the roof space or increase the height to turn bungalows into houses.

Swavesey remains a very rural village, with low level buildings. Swavesey is a low-lying village and the **Parish Council objects to proposals for buildings up to two-and-a-half storeys in height, particularly in a development on the edge of the village.**

8. Housing Density

The Parish Council objects to the proposed housing density of this development.

Swavesey is a rural location, with many rural aspects within the village. Council objects to the proposed density of the development and in particular the central area of proposal of 45dph and northern area of 39dph.

9. Emerging Local Plan

In the emerging SCDC Local Plan Swavesey is to be moved up from the Group Village to a Minor Rural Centre, however the existing development on infill sites and the 30 new homes already granted permission, takes development in the village well over what would be allowed for a Minor Rural Centre. A further development of up to 90 homes is unsustainable in Swavesey.

The proposed development would be on land which has an important countryside frontage designation within the Local Plan. Historically and on recent planning decisions in the village, emphasis has been put on the various open rural aspects which have been retained through the linear village, giving views out to open countryside. This development would close off one of these historical aspects. Refer POLICY CH/7 Important Countryside Frontages.

The Parish Council strongly objects to this proposal on the grounds that it does not comply with the emerging Local Plan.

10. Open Space Provision

It is not clear to us within the documentation as to who will have management and maintenance responsibility for the proposed open space and play facilities provision.

In conclusion and for many, many reasons the Parish Council considers this proposal to be unsustainable for Swavesey.

With the number of new homes already granted permission over the past year and with the pressures all of these homes plus any further development will have on the village and the surrounding area, the Council urges South Cambs District Council to refuse this application.

In recent months two other major development proposals, for 70 and for 99 new homes have both been refused by SCDC Planning Committee on the grounds that the village cannot sustain that level of development and it will have a detrimental impact on the infrastructure of the village. The Parish Council considers this proposal would have the same effect on the village and therefore most strongly objects.

The Council also requests that the decision be taken to the Planning Committee and the Parish Council would like the opportunity to address the Planning Committee with regard to this application.

Yours sincerely

Linda Miller
Clerk