

LITTLE ABINGTON PARISH COUNCIL

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For the attn of Holly Dutton
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3 September 2017

Dear Sirs,

APP/W0530/W/17/3179762.

Appeal against decision to refuse planning permission for a housing development on agricultural land north east of Back Road, Linton, Cambridgeshire.

Little Abington Parish Council fully supports the decision made by South Cambridgeshire District Council to refuse planning permission for a development of 95 dwellings on agricultural land on Back Road, Linton.

The Parish Council supports all of the points made by the District Council in reaching its decision to refuse the application. These are:

- impact on the open landscape and loss of landscape character
- lack of information about plans to improve road safety or provision of safe access for cyclists and pedestrians
- lack of information about the preservation of local features of archaeological interest
- no consideration of biodiversity
- loss of grade 1 agricultural land rather than building on lower quality land.

The Parish Council wishes to emphasise the following points that, if the application was permitted, would have significant impact on the community in Little Abington.

1. Road safety on Back Road

Back Road is narrow and it bends. It is already used as a rat run. Visibility at various points along the road is poor. It is dangerous for cyclists and pedestrians as well as for other drivers. There is no provision for cyclists and pedestrians on Back Road.

Back Road is one route for schoolchildren who cycle to school in Linton avoiding the A1307 which is a very busy and dangerous road with narrow and inadequate cycleways that are very poorly maintained and damaged by tree roots. In addition, the cycleways are not easy to access as the point of crossing the A1307 from Abington is not safe.

Residents from the new development may wish to commute by bicycle into Cambridge or to one of the local biomedical campuses. Back Road is not adequate for an increased number of cyclists.

2. Road safety at the junction of Hildersham Road, Abington High Street and the A1307.

The A1307 is a very busy road with a poor safety record. This junction is already dangerous and difficult to navigate at busy times. The County Council's road safety data shows it is a cluster site for road traffic accidents.

The majority of residents on the new development will probably commute to work via the A1307 going towards Cambridge, the M11 southbound, the A505 to access the M11 northbound or the A11 northbound.

These roads are already congested at busy times. Any additional traffic (car or bicycle) from this new development will only serve to add to the pressure.

3. Schools

Schools in Abington and Linton are already full. There are already new housing developments in progress or planned in Great Abington. This will add pressure on the local school.

This proposal is for a development that is likely to attract young families but there has been no consideration of provision of education for infants either on site or by investing in the development of more capacity in local schools.

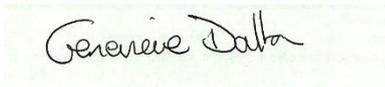
4. Biodiversity

Furze Hill is a Site of Special Scientific Interest (SSSI) and there is a Site of Biodiversity Importance nearby. This southwestern outlier of the Suffolk Breckland is a rare example of sandy habitat with many examples of herbs and wild flowers as well as rare and uncommon plants.

Any plans to improve or widen Back Road to accommodate the development would probably have an adverse impact on the SSSI. The SSSI may also need extra protection from local visitors who might bring in unwanted species, or disturb the fragile ecosystem there. This seems to have been overlooked in the proposals.

I trust the Parish Council's views will be considered as part of the appeal process.

Yours Faithfully

A handwritten signature in cursive script, reading "Genevieve Dalby", is enclosed in a light green rectangular box.

Clerk
Little Abington Parish Council.

cc Stephen Kelly, South Cambridgeshire District Council