

Response to Neighbour Consultee Comments (20/00630/FUM)

Client: The Havebury Housing Partnership
Site: Land south of Brick Lane, Mepal
Date: July 2020



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1 Introduction

- 1.1 This document seeks to provide a summary of the neighbour consultee comments received via East Cambridgeshire District Council's public access system to date (Monday 06 July 2020), the development team's response to these comments and how these have been used to amend the proposal.

2 The Consultation Process

- 2.1 Two site notices were erected by the case officer, Angela Briggs, on Thursday 11 June 2020, one located on Brick Lane and the other located on Sutton Road, both in public view, please see Appendix A of this document. The council has consulted 25 neighbours by letter, these were sent Monday 01 June 2020, according to East Cambridgeshire District Council's website, please see Appendix B of this document. A neighbouring property is considered to be any property which shares a common boundary or lies opposite or close to the application site, where in the opinion of the case officer, Angela Briggs, the occupants of the property could be materially affected by the proposal.
- 2.2 The proposed development constitutes a 'Major' planning application and therefore has been advertised in the Cambridge Evening News, the advert was published on Thursday 04 June 2020.
- 2.3 The consultation period for an application lasts 21 days; however, if, as a result of consultation responses, new information is required, or if the council receive amended plans, it may be necessary to re-consult for a further 14 days. It should be noted that due to the current pandemic (Covid-19) the case officer agreed, at the request of Mepal Parish Council, to extend the consultation period up to and including Thursday 16 July 2020.
- 2.4 In addition to the council's consultation above, Mepal Parish Council distributed a consultation leaflet to all of the residents within the Mepal parish, please see Appendix D of this document.

3 Summary of Responses

- 3.1 This section provides a summary of neighbour consultee comments, the design team's response to those comments and how the proposal has been amended.

Client: The Havebury Housing Partnership
 Site: Land south of Brick Lane, Mepal
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Table 1: Neighbour Comments and Responses

Summary of Neighbour Comment	Design Team Response
<i>"Concern over noise impact on inhabitants on the proposed site, as it is near to the A142. Any application would need to be accompanied by a relevant noise assessment."</i>	<p>A noise impact assessment has been undertaken by Cass Allen, which has informed the design. A copy of the noise impact assessment can be located under the application documents on East Cambridgeshire District Council's public access system.</p> <p>The layout has been designed to have non-habitable rooms facing the A142 or at least dual aspect rooms to allow overnight ventilation from the facade facing away from the principal noise source (A142).</p>
<i>"Will an acoustic barrier be built to ease noise levels for residents and has consideration been given to supplying triple glazing for properties backing the A142?"</i>	<p>In light of Environmental Health's and near neighbour comments received during the consultation process, an acoustic barrier will be introduced to the western boundary to help mitigate noise from the A142.</p> <p>The acoustic barrier is likely to consist of a 1.6m acoustic fence sat on top of a 1.7m bund. Soft landscaping including climbing plants will be introduced to mask the acoustic fence and help to provide additional wildlife habitats.</p> <p>The design team has explored introducing triple glazing to homes located opposite the western boundary of the site, however, at this stage triple glazing is not necessary.</p>
<i>"The proposed site is in a prominent position on the edge of the village and highly visible in the landscape, therefore, not enhancing the sensitive edge of the village."</i>	<p>The site is positioned lower than the A142 and Sutton Road, therefore, the proposed new homes are likely to be predominately masked by the existing tree and vegetation belt along the southern and western boundaries. The tree and vegetation belt along these boundaries are to be retained as part of the proposal.</p> <p>Any views above the tree and vegetation belt is likely to show the rooftops of the proposed new homes, these views are similar to the existing views of the rooftops of Chestnut Way and therefore the proposed new homes will assimilate into the wider surroundings.</p>

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Summary of Neighbour Comment	Design Team Response
<p><i>"It is unclear as to how the green space immediately adjacent to Sutton Road will be landscaped. Is this where the LEAP playground will be?"</i></p>	<p>While the design team felt that the central location for the open space was a good design solution, amendments have been made to reflect the comments of the planning officer.</p> <p>The main area of public open space has been moved towards the Sutton Road (eastern boundary) side of the development so as to maintain a green and vegetated approach to the village. Properties front the open space to provide natural surveillance as well as an active street scene to Sutton Road ensuring that the development welcomes visitors to Mepal rather than turning their back to Sutton Road. A central pocket park has been created within the site to provide an informal meeting place and create a separate character area.</p> <p>Details of the proposed landscaping including play equipment (trim trail, embankment slide, seesaw and natural play equipment) can be located under the application documents on East Cambridgeshire District Council's public access system.</p>
<p><i>"Some green features would improve the character of the site and make a positive contribution to a well-designed scheme. Felt the green space was not large enough.</i></p> <p><i>Developable areas lack effective soft landscaping features / areas. Dominated by hard landscaping areas.</i></p> <p><i>Tree planting will be on inadequate verges meaning they will be damaged or lost and consequently there will be little to no 'green relief'.</i></p> <p><i>Do the hedgerows all have to be removed?"</i></p>	<p>The proposed public open space provided on site totals approximately 4,639.59sqm and therefore exceeds the 3,462.30sqm required by the council's Developer Contributions Supplementary Planning Document (SPD) (2013).</p> <p>Public open space and a pocket park, along with the retained boundary planting contributes to the proposed development.</p> <p>The soft landscaping plans produced by James Blake Associates (landscape architects) accompanies this application and sets out the proposed planting. Whilst the hedgerow to Brick Lane will need to be removed to demonstrate sufficiency visibility for highway safety, the proposal includes new native planting set back behind the visibility splays along Brick Lane.</p> <p>The site will have a 10%, or more, Biodiversity Net Gain as demonstrated by the Biodiversity Net Gain assessment prepared by Applied Ecology (to be submitted).</p>

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<i>"Concerns over removal of trees along Brick Lane."</i>	<p>A tree survey accompanies the application, which confirms that the boundary group of Elm along Brick Lane is suffering from Dutch Elm Disease and has an anticipated lifespan of less than 10 years.</p> <p>Replacement native planting will be provided behind the visibility splays along Brick Lane, as detailed on the landscape drawings, these drawings can be located under the application documents on East Cambridgeshire District Council's public access system.</p>
<p><i>"Archaeology, drainage, flooding, contamination, renewables and biodiversity may be relevant as the scheme progresses."</i></p> <p><i>Concern over flooding as the development will cover in excess of 80% of the site in hardstanding, reducing this natural soakaway significantly."</i></p>	<p>The necessary technical surveys and reports have been undertaken and can be located under the application documents on East Cambridgeshire District Council's public access system.</p> <p>A detailed Flood Risk Assessment and site-specific drainage strategy has been undertaken by Richard Jackson and concludes; <i>"The drainage design has been assessed for the 1 in 1, 1 in 30 and 1 in 100 year storm event including climate change at 40% and these calculations are in Appendix H. The calculations show that the water for the 1 in 100 year storm with 40% climate change can be contained within the designed system."</i></p> <p>Furthermore, Anglian Water were contacted during the preparation of the application and their response was positive. Anglian Water's formal consultation response is awaited.</p>
<p><i>"A connectivity link from the site to the main village should be considered to ensure future occupiers can access the facilities and services in the village centre."</i></p> <p><i>There is little to no integration with current sites in Mepal."</i></p>	<p>Footways will be provided either side of the access road and along the Brick Lane frontage, which link, via a dropped kerb crossing to the existing footway provision on the northern side of Brick Lane, to the village centre and its amenities.</p> <p>The proposed development is located adjacent to the settlement boundary of Mepal, is a natural extension of the village and mirrors the Chestnut Way development (49 bungalows) approved in 1995. Furthermore, the site was allocated for residential development by East Cambridgeshire District</p>

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Summary of Neighbour Comment	Design Team Response
	Council as an emerging allocation (MEP.H1). The design team has worked tirelessly with key stakeholders to create a bespoke development that integrates seamlessly into the wider village.
<i>"A S106 would need to be included to secure delivery of affordable units and probably waste management."</i>	A draft Heads of Terms has been prepared and accompanies the application. The document can be located under the application documents on East Cambridgeshire District Council's public access system.
<i>"Perhaps it should be developed slowly over 5 years?"</i> <i>"There has been no Working Plan or Phasing Plan produced."</i>	The site is likely to be constructed over a period of two years with new residents moving in on a phased approach helping to slowly integrate the new residents into the village. The exact construction timings, plan and phasing will be known once a contractor has been appointed. A construction traffic management plan (CTMP) will likely be required to make sure the construction phase of the development does not negatively affect local residents.
<i>"The development of 100% affordable housing is in conflict with East Cambridgeshire Policy HOU3 as it exceeds 30%."</i>	The 30% figure stated in Policy HOU3 of the adopted Local Plan is the <u>minimum</u> amount of affordable housing required for developments of more than 10 dwellings in the north of the district. Furthermore, Policy HOU3 relates to sites for open market housing whereas the proposal is for affordable housing and to the benefit of the community.
<i>"Could you advise on the number of residents who wish to move within Mepal to a larger home, smaller home or to a shared ownership?"</i> <i>"Are local youngsters and families going to get first refusal on these properties?"</i>	Havebury will be required to enter into a Nominations Agreement with East Cambridgeshire District Council, which will set out how the homes are allocated, i.e. requirement for a local connection. Havebury would use the choice-based lettings system, which is common to most local authorities that Havebury work with, to source tenants for the rented homes. Shared Ownership applicants need to be registered on the Help to Buy website and will undergo assessments before they are allocated a new home to buy under shared ownership.

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<i>This will be used as a dumping ground for residents not wanted in other areas."</i>	<p>Havebury will be required to enter into a Nominations Agreement with East Cambridgeshire District Council, which will set out how the homes are allocated, i.e. requirement for a local connection.</p> <p>The addition of 55 new homes and their associated disposable income to the village will both help support local services and facilities, while providing local people an opportunity to secure a new home in the village in perpetuity.</p>
<i>"How were the figures of preference to living in Mepal gathered?"</i>	<p>At the time of preparing the planning application (June 2019) there were 530 applicants on East Cambridgeshire's housing register, 94 of which either had a local connection or a preference for a new home in Mepal. Whilst the proposed development does not deal with the total need for affordable housing in Mepal it will address a good proportion.</p> <p>The housing tenure mix is a response to the identified housing need in the locality as dictated by the Housing Specialist Strategy and Enabling Officer.</p>
<i>"Concerns over 100% social. Why not be for first time buyers or key workers? Would like to see a mix of tenure (30% social, 50% buy to let, 20% private) not 100% social. Another asked why 100% affordable against 50% ECDC policy. Why are flats being provided?"</i>	<p>The application is for 55 new homes (100% affordable housing) with a mixed tenure split between shared ownership and rented, with Havebury retaining and managing the properties, open space and shared surfaces.</p> <p>The continued involvement of Havebury in the site will ensure its long-term maintenance and a commitment to building a safe and welcoming community that integrates well with the village.</p> <p>There are no flats being proposed. The site plan detailing the breakdown of the housing mix can be located under the application documents on East Cambridgeshire District Council's public access system.</p>

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<i>"The company stand to make millions so why can't they spend extra to keep residents of Brick Lane happy?"</i>	<p>The applicant, The Havebury Housing Partnership, is a not for profit organisation and therefore any profit that is made is reinvested into existing and future affordable housing.</p> <p>The residents of Brick Lane, as well as the wider village, will have access to the public open space, trim trail and natural play equipment.</p>
<p><i>"Would like to see a roundabout or traffic lights at junction on A142 or the entrance to the site coming directly off the A142."</i></p> <p><i>Consider access to the proposed site by a mini-roundabout on Sutton Road."</i></p>	<p>A detailed Transport Statement has been undertaken, which concludes that there is no requirement for a roundabout or traffic lights at the junction of Sutton Road and the A142 as the traffic issues exist further down the network at the BP and Lancaster Way roundabouts.</p> <p>Further consultation has been undertaken with the Local Highway Authority (Cambridgeshire County Council), at the request of Mepal Parish council, and additional speed surveys have been commissioned, which demonstrate that an access onto the Sutton Road, direct from the site is not acceptable from a highway safety perspective, please see Appendix C of this document.</p> <p>The suitability of the access has been reviewed by the Local Highway Authority (Cambridgeshire County Council) and deemed a safe and suitable access for the proposed development.</p>
<i>"Would like to see road signs warning of speed limits. A 30MPH sign should be erected immediately after entering the village from the A142."</i>	<p>Speed limit signs already exist. The Local Highway Authority (Cambridgeshire County Council) are generally resistant to unnecessary clutter in the highway but it is ultimately their decision. A separate request could be made of the Local Highway Authority (Cambridgeshire County Council).</p>
<i>"It is larger than the NPPF proposed size of an exception site of 1 hectare or less or no more than 5% of the existing settlement for an exception site. This site is 2.7 hectares and in excess of that 5%."</i>	<p>The footnote referred to is footnote 33 which falls under Paragraph 71 of the National Planning Policy Framework (NPPF) 2019. Footnote 33 is relevant to 'Entry-Level Exception Sites' and not 'Rural Exception Sites'. The proposed development is deemed to be a 'Rural Exception Site' and therefore the criteria under footnote 33 does not apply.</p>

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Summary of Neighbour Comment	Design Team Response
<i>"Concerns over Brick Lane exit causing bottleneck situation, safety issues and width of road."</i>	<p>The suitability of the access has been reviewed by the Local Highway Authority (Cambridgeshire County Council) and deemed a safe and suitable access for the proposed development.</p> <p>The topographical survey is accurate to approximately 0.3mm, furthermore the width of Brick Lane has been deemed acceptable, in highway terms, to take the negligible increase in vehicle movements generated by the proposed development.</p> <p>As previously discussed, at the request of Mepal Parish Council Havebury has explored the option of an access from Sutton Road, however, this would not be supported by the Local Highway Authority (Cambridgeshire County Council) as it was deemed unsafe, please see Appendix C of this document.</p>
<i>"Concerns that the bus service is limited causing isolation."</i>	<p>The bus service exists and the modest increase in Mepal residents created by the proposed development represents an opportunity to create greater usage of the service which may lead to an improved service for the enjoyment of all Mepal residents.</p>
<i>"Extra housing causes extra traffic especially with 70 new properties being built in Sutton especially turning onto A142 and also the 'rat run' through Witcham."</i>	<p>The additional homes will generate a negligible increase in vehicle movements in the area and this, along with the committed development locally, has been assessed by the Local Highway Authority (Cambridgeshire County Council) and deemed to be in accordance with the aims and objectives of Local and National Transport Planning Policy and would not have a severe impact on the local transport network.</p>
<i>"With 12% increase in houses will there be extra resources for the GP surgery and primary school?"</i>	<p>As part of the consultation process there is an opportunity for the NHS trust to request funding if required.</p> <p>Cambridgeshire County Council Growth and Development Team have been consulted as part of the consultation process and responded requesting financial contributions in respect of education and library, these contributions will be secured as part of a Section 106 agreement.</p>

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Summary of Neighbour Comment	Design Team Response
	The formal response from Cambridgeshire County Council Growth and Development Team can be located under the application documents on East Cambridgeshire District Council's public access system.
<p><i>"Concerns over tenure of 4/5 bedroom houses – are these really necessary? East Cambs Local Plan and Sutton Plan Policy NP7 identifies the need for two bedroomed dwellings as well as the needs of an ageing population looking to downsize into homes suitable for lifetime occupation' There are not enough 1-bed bungalows for elderly people wanting to downsize. This development is for 55 houses, 27 of which are 3-5 bed."</i></p>	<p>The housing tenure mix is a response to the identified housing need in the locality as dictated by the Housing Specialist Strategy and Enabling Officer.</p> <p>The Housing Specialist Strategy and Enabling Officer did not identify a need for 1-bedroom bungalows in this area. The proposal will provide five 2-bedroom and five 3-bedroom bungalows. In addition, the proposal will deliver six 1-bedroom houses.</p> <p>The housing mix provides one 5-bedroom house, this home is a direct and specific request in order to provide an existing Mepal resident a larger home to accommodate their family.</p>
<p><i>"More parking spaces needed on site. I understand that there is a covenant restricting parking on the site, which will force parking out into the village and the small roads."</i></p>	<p>The number of car and cycle parking spaces provided on site is in accordance with the council's parking standards of two car parking spaces per home along with one visitor car parking space per four homes. The proposal will provide two cycle parking spaces within secure garden sheds.</p> <p>There is no covenant restricting parking on site, the site plan makes provision for all car parking to be off the highway network. Havebury will seek to retain and manage the properties, open space and shared surfaces. The continued involvement of Havebury in the site will ensure its long-term maintenance and a commitment to building a safe and welcoming community that integrates well with the village.</p>

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<i>"Sewerage plant already at capacity."</i>	Anglian Water were consulted as part of the preparation of the application and their initial response was positive. The Flood Risk Assessment and Drainage Strategy, that accompanies the application, proposes to connect the foul flows into the existing foul pumping station located approximately 40m north of the site. Anglian Water have been formally consulted by the case officer and their response is awaited.
<i>"Request for a cycle route between Mepal and Sutton to access local amenities."</i>	The scale of the development proposed would not justify the provision of a cycle route between Mepal and Sutton as any contributions need to be fairly and reasonably related to the development proposed. It is advised to contact Mepal Parish Council and share your request for a cycle link with them, they in turn can explore funding and the feasibility of a cycle link between Mepal and Sutton.
<i>"Local shops. Mepal has one local store and limited post office facilities. Full shopping is only available in Chatteris and Ely, both 6 miles away."</i>	The local facilities and services exist and the modest increase in Mepal residents created by the proposed development represents an opportunity to create greater usage of these facilities and services which may lead to improved facilities and services for the enjoyment of all Mepal residents. A Co-Operative store is currently being constructed on the Mepal side of Sutton just a short distance from the proposed site.
<i>"Unfair of the developers to proceed with this during Covid-19 as there is an inability to have a public discussion. Residents have not been able to voice their concerns face to face."</i>	The unprecedented situation of Covid-19 was entirely beyond the control of any organisation. Whilst this may have prevented a public gathering, for the safety of all concerned, there are many channels by which feedback and questions can and have been put forward. All comments have been welcomed and carefully considered. A public exhibition was held on Monday 23 September 2019 and approximately 110 Mepal residents attended the event and provided feedback which has informed the submitted design.

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Summary of Neighbour Comment	Design Team Response
	It should be noted that the land owners and applicant, Havebury, are under contractual obligation and therefore had little choice over the timing of the submission of the application.
<i>"Electricity substation – how high would this be? Would it be aesthetically pleasing? Will it generate additional noise?"</i>	The proposed electricity substation will be single storey, 2.55m to the eaves and 3.6m to the ridge and constructed using facing brickwork and roofing tiles to match the nearby homes. The substation is located a safe and suitable distance from nearby homes.

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Appendices

Appendix A: Photographs of Site Notices



Brick Lane, Mepal

Client: The Havebury Housing Partnership
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Date: July 2020

EAST CAMBRIDGESHIRE DISTRICT COUNCIL

**HAVE YOUR SAY
PLANNING
APPLICATION RECEIVED**

Proposal: Erection of 55 dwellings, new access, estate roads, driveways, parking areas, open space, external lighting, substation and associated infrastructure
Site Address: Site South And West Of The Bungalow Brick Lane Mepal Cambridgeshire

Application Reference: 20/00630/FUM

Map: Map of the site showing the proposed development. The map includes labels for 'Recreation Ground', 'Mepal Community Pavilion', and 'Drain'. A note on the map states: 'Map prepared from Ordnance Survey Material. EDC's Licence Number 10022879'.

Where can I view the application and supporting info?
• Council Website (www.eastcambs.gov.uk)

How do I make my comments known?
Please submit comments in writing within 15 working days of the date of this notice via email to: planning@eastcambs.gov.uk or to the address below. Please quote the application reference 20/00630/FUM.

This proposal involves a Departure from the Development Plan
This proposal involves a Major Development

Please note that any comments and information (excluding signatures and telephone numbers, which will be redacted) will be available over the internet. Please see our Planning Data Retention and Privacy document which defines how we will process, store and dispose of your data and EDC's Privacy Policy available from: <http://www.eastcambs.gov.uk/planning/commenting-planning-application>

Case Officer: Angela Briggs
East Cambridgeshire District Council
Planning Department, North Lane, Ely, Cambridgeshire CB9 6SE
Tel: 01228 550001

Dated: 11/8/2020

This notice can be removed after 15 August 2020 or 15 working days from date of this notice.

Sutton Road, Mepal

Client: The Havebury Housing Partnership
Site: Land south of Brick Lane, Mepal
Date: July 2020

Appendix B: Neighbour Consultation List

Overall Expiry Date: **25 June 2020**

Reference No:	20/00630/FUM	Location
UPRN:	010002612907	Site South And West Of The Bungalow
Status:	Pending Consideration	Brick Lane
		Mepal
		Cambridgeshire

Proposal: Erection of 55 dwellings, new access, estate roads, driveways, parking areas, open space, external lighting, substation and associated infrastructure

Applicant: The Havebury Housing Partnership
Agent: PlanSurv Limited

Neighbour Address	Letter Type Sent	Date Letter Printed
16 Sutton Road Mepal Ely Cambridgeshire CB6 2AQ	NEICON	1 June 2020
9 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
10 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
11 Brick Lane Mepal Ely Cambridgeshire CB6 2AH		
11 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
12A Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
12 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
14 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
15 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
16 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
17 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
18 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
19 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
20 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
21 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
22 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
1 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
2 Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020

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4 Chestnut Way Mepal Ely Cambridgeshire CB6 2YR	NEICON	1 June 2020
1 Chestnut Way Mepal Ely Cambridgeshire CB6 2YP	NEICON	1 June 2020
8 Chestnut Way Mepal Ely Cambridgeshire CB6 2YR	NEICON	1 June 2020
6 Chestnut Way Mepal Ely Cambridgeshire CB6 2YR	NEICON	1 June 2020
2 Chestnut Way Mepal Ely Cambridgeshire CB6 2YR	NEICON	1 June 2020
The Bungalow Brick Lane Mepal Ely Cambridgeshire CB6 2AH	NEICON	1 June 2020
Fenland Gables 17 Sutton Road Mepal Ely Cambridgeshire CB6 2AQ	NEICON	1 June 2020

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Appendix C: Email from the Local Highway Authority (Cambridgeshire County Council) confirming their objection to an access off Sutton Road

David Bates

From: Ellwood Geoffrey <Geoffrey.Ellwood@cambridgeshire.gov.uk>
Sent: 10 January 2020 14:36
To: David Bates
Subject: RE: Highways Pre-Application Advice Land at Brick Lane, Mepal

Hi David,

I have had a look over this. I am surprised the speeds are that high really, I would have expected them to be more around the 40mph range.

The splay length reduction you have stated appears about right and as per the precepts of the DMRB. As such I would have serious concerns with the angle of the splay at the junction, as drivers would have to look behind there shoulder for on-coming vehicles. This obviously isn't acceptable and would pose a serious safety issues if the junction was to remain in this location.

The splays is also not in the highway verge which would mean that this splays would be subject to third parties making sure it is maintainable, which is also not acceptable for a development of this size and the LPA cant condition the land to be dedicated as highway as part of any permission.

The hedge row would also have to be removed in it entirety along this splay which I don't think the LPA would like.

The junction cannot be move further towards the village as this would impact on the junctions of Chestnut Way and Brick Lane.

Given the information I have to date I would have to object to the junction along Sutton Road in its current location for highways safety reasons.

Regards

Geoff

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Appendix D: Mepal Parish Council – Consultation Leaflet

An urgent appeal from your Parish Council

Planning Application SUBMITTED for Brick Lane Development 20/00630/FUM

Mepal Parish Council is extremely disappointed with the timing of the planning application submitted by the Havebury Housing Partnership for the erection of 55 dwellings on the 2.63 Hectare site located on the land to the South of Brick Lane, considering the restrictions currently in place as a result of the coronavirus outbreak; it is impossible to hold a public consultation safely at this time. To try to give everyone a voice, we have decided to produce this flyer to distribute to every house in Mepal, as we understand that not everyone has access to the internet or virtual meetings, so we are writing to you ALL to try to make sure that no-one is left out.

We urgently need to hear your opinion to be able to submit the Parish Council response on your behalf!

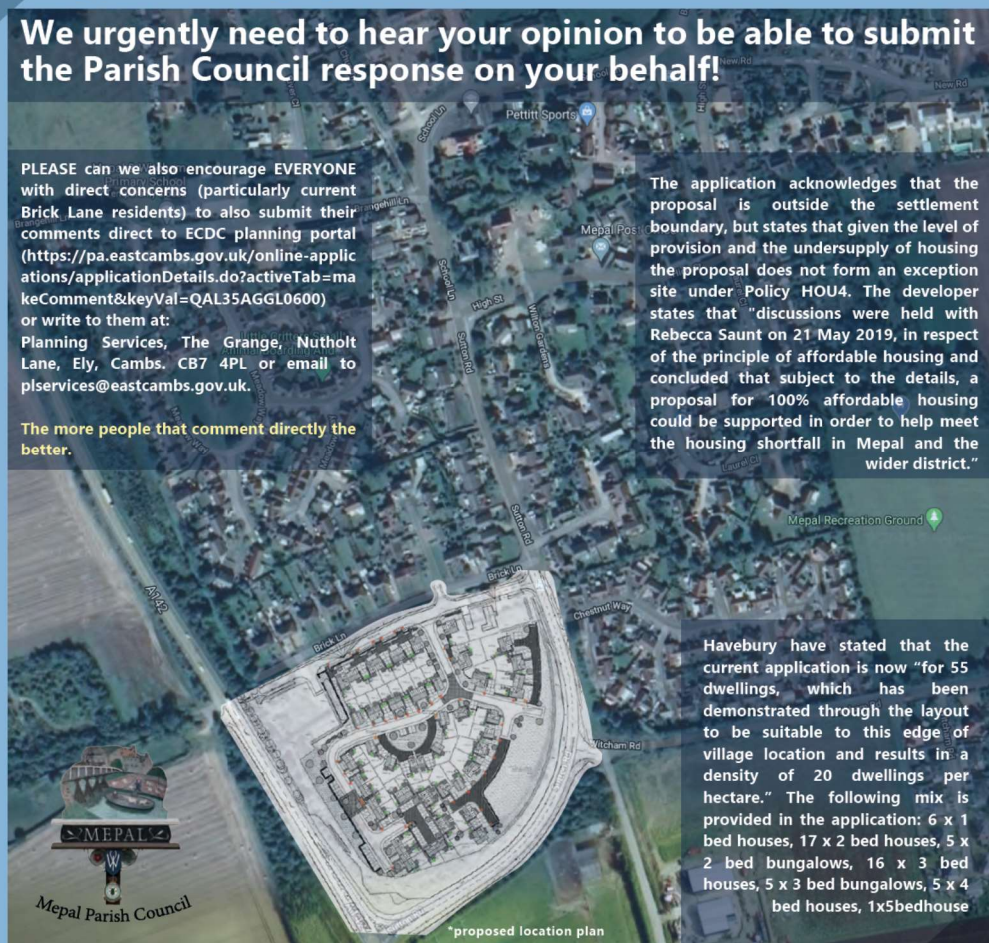
PLEASE can we also encourage EVERYONE with direct concerns (particularly current Brick Lane residents) to also submit their comments direct to ECDC planning portal (<https://pa.eastcambs.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=QAL35AGGL0600>) or write to them at:

Planning Services, The Grange, Nutholt Lane, Ely, Cambs. CB7 4PL or email to plservices@eastcambs.gov.uk.

The more people that comment directly the better.

The application acknowledges that the proposal is outside the settlement boundary, but states that given the level of provision and the undersupply of housing the proposal does not form an exception site under Policy HOU4. The developer states that "discussions were held with Rebecca Saunt on 21 May 2019, in respect of the principle of affordable housing and concluded that subject to the details, a proposal for 100% affordable housing could be supported in order to help meet the housing shortfall in Mepal and the wider district."

Havebury have stated that the current application is now "for 55 dwellings, which has been demonstrated through the layout to be suitable to this edge of village location and results in a density of 20 dwellings per hectare." The following mix is provided in the application: 6 x 1 bed houses, 17 x 2 bed houses, 5 x 2 bed bungalows, 16 x 3 bed houses, 5 x 3 bed bungalows, 5 x 4 bed houses, 1x5bedhouse



Last year our proposal to change the access to the new development away from Brick Lane because of safety concerns, the installation of traffic lights or a mini roundabout were all rejected by the highways agency. We have also raised concerns about drainage, primary school capacity and GP capacity locally, with a sudden 12% increase in housing.

The original deadline for comment was 18th June – but our Parish Clerk has managed to get an initial extension to 16th July. We need your input before 3rd July, to give us time to form our final response by 16th July, and we will share this with you via a virtual Parish Extraordinary Planning Meeting. The date for the meeting will be confirmed as soon as possible. The virtual meeting will be for information purposes only and we hope you will all comment directly to ECDC and also help us by sending us your views using the form overleaf.

**WE
NEED
YOUR
COMMENTS!**

Client: The Havebury Housing Partnership
Site: Land south of Brick Lane, Mepal
Date: July 2020

How to reply - Fill in the form below and email to mepalparishcouncil@msn.com. If you wish to fill this form in online, there is an electronic version available on the Mepal Parish Council website: www.mepalparish.org.uk or post the completed form in the Community Pavilion red post box next to the gates to the recreation field on Witcham Road.

Enter your comments below (if you have additional comments, please attach on a new piece of paper):

Do you have any concerns about the application

YES ☐ / NO ☐

Can these concerns be addressed by:

a) Amendments to the scheme

YES ☐ / NO ☐

Details

b) Conditions to be applied to any permission

YES ☐ / NO ☐

Details

c) Outright refusal of permission

YES ☐ / NO ☐

Reasons

Please provide your Name/Contact Details:
