

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.eastcamb.gov.uk/online-applications/applicationDetails.do?activeTab=makeComment&keyVal=QAL35AGGL0600>) or write to them at: Planning Services, The Grange, Nuthall Lane, Ely, Cambs. CB7 4PL or email to plservices@eastcamb.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

*proposed location plan

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!**



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, pleased 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:
