

Record count: 57

Supporting Documents, Foxton Neighbourhood Plan -Submission version 2020

68576

Object

Respondent: Anglian Water Services Limited**Date received:** 17/04/2020 via Web**Summary:**

FOX/20 : A10/Cambridge road Redevelopment Opportunity Site

There is an existing foul sewer located within the opportunity site. As such any proposals for mixed use development should have regard to this sewer as part of the site layout and design.

Full text:

Policy FOX/20: A10/Cambridge Road Redevelopment Opportunity Site

We note that the Parish Council has not included the wording previously suggested by Anglian Water for inclusion in Policy FOX/20 as part of the earlier consultation (page 60 of the consultation statement.)

Anglian Water has no objection to the principle of mixed use development on this site. However there is an existing foul sewer located within the opportunity site. As such any proposals for mixed use development should have regard to this sewer as part of the site layout and design.

This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewer should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.

As set out in our earlier response we would agree that there are district wide Local Plan policies relating to both foul drainage and surface water management (Policies CC/8 and CC/9). However these policies do not specifically address maintaining access to existing sewerage infrastructure for maintenance purposes as part of the site layout and design which is relevant to the above site.

Change suggested by respondent:

It is therefore suggested that the following wording be added to Policy FOX/20 policy in the Neighbourhood Plan:

'Suitable access should be safeguarded for the maintenance of sewerage infrastructure.'

Should you have any queries relating to this response please let me know.

Attachments: None

68577

Comment

Respondent: Cambridgeshire Police

Date received: 10/03/2020 via Email

Summary:

General comments on Neighbourhood Plan - confirmed contents on 18/01/21

Mention made of NPPF s.12 Para 127.

Design and layout regarding new commercial and residential development should consider crime prevention as integral part of design of proposed development. Number of issues to consider

- Natural Surveillance of public and semi-private spaces
- Defensible space and clear definition of public, private and semi-private space so clear of their use and ownership.
- Consider lighting for shared parking courts and footpaths.
- Design and layout of pedestrian, cycle and vehicle routes into and within site - how these integrate with existing patterns in village.
- Landscaping and planting, do not create potential hiding places and dark or secluded areas

Means Secured by Design status for new housing developments and commercial premises including railway stations and other travel hubs. Developers should, at an early stage, seek advice on designing out crime.

Full text:

Good afternoon, thank you for the opportunity to comment on the above document – in regards to Policy we would wish to mention:

NPPF s.12 Para 127 which states: -

Developments should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

In regards to design and layout regarding new commercial and residential development we would wish to make the following comment:

Crime prevention should be considered as an integral part of any initial design for a proposed development. It should incorporate the principles of 'Secured by Design'. In particular to demonstrate how their development proposal has addressed the following issues, in order to design out crime to reduce the opportunities for crime:

- Natural Surveillance of public and semi-private spaces, in particular, entrances to a development, paths, play areas, open spaces and car parks.
- Defensible space and the clear definition, differentiation and robust separation of public, private and semi-private space, so that all the spaces are clearly defined and adequately protected in terms of their use and ownership.
- Consideration for some lighting, in particular shared parking courts and footpaths.
- Design and layout of pedestrian, cycle and vehicle routes into and within the site, including how these integrate with existing patterns in the village.
- Landscaping and planting, in particular, potential hiding places and dark or secluded areas should not be created.

In practice this means that Secured by Design status for new housing developments and commercial premises including railway stations and other travel hubs – this can be achieved through careful design and the use of a limited number of through routes, so that they are well used, effectively lit and overlooked, thereby creating a safe and secure atmosphere. Developers should, at an early stage, seek advice from the Police Designing out Crime Officers at Cambridgeshire Police Headquarters on designing out crime.

Change suggested by respondent:

-

Attachments: None

68578

Comment

Respondent: Anglian Water Services Limited

Date received: 18/01/2021 via Web

Summary:

There is existing Anglian Water sewerage infrastructure within the boundary of this site, and we would ask that this policy includes reference to considering this part of the masterplanning process.

Full text:

Dear Sir/Madam,

Thank you for the opportunity to comment on the Foxton Pre-submission Draft Neighbourhood Plan. The following response is submitted on behalf of Anglian Water.

The views of Cambridge Water who are responsible for water services within the Parish should also be sought on the content of the Neighbourhood Plan.

Policy FOX/20 A10/Cambridge Road Redevelopment Opportunity Site

As set out in our previous comments on the Neighbourhood Plan there is existing Anglian Water sewerage infrastructure within the boundary of this site, and we would ask that this policy includes reference to considering this part of the masterplanning process.

It is important that this is considered as part of the site design and layout to ensure that we can continue to serve our customers. In the event that there is a need to divert our existing assets a formal application to Anglian Water would be required.

We would therefore suggest that a new paragraph is added to the supporting text to read as follows:

'There is an existing sewer in Anglian Water's ownership within the boundary of the site and the site layout should be designed to take these into account. This existing infrastructure is protected by easements and should not be built over or located in private gardens where access for maintenance and repair could be restricted. The existing sewers should be located in highways or public open space. If this is not possible a formal application to divert Anglian Water's existing assets may be required.'

In addition new text should be added to Policy FOX/20 as follows:

'The triangular site as shown on the policies map, Figure 30B, is identified as a redevelopment opportunity site for the provision of station car/cycle parking, compatible employment uses and, potentially, housing of scale and form appropriate to its location adjoining the station. Any redevelopment must be master planned to incorporate landscape and public realm improvements in order to provide an enhanced sense of place at this important village gateway site. [As part of which suitable access for the maintenance of foul drainage infrastructure should be safeguarded.] [new text]'

Change suggested by respondent:

-

Attachments: None

68579

Comment

Respondent: Mr Howard Sargent

Date received: 20/01/2021 via Web

Summary:

Policy FOX/5 (p44) refers to Sensitive Edges, these are shown on Fig 15 (p48) in blue hatching.

Policy FOX/6 (p47) refers to maintaining and enhancing views in and out of the parish.

These Sensitive Edges surround most of the village of Foxton, but do not include an area to the East of Station Road, or behind the Grade 2 listed Threshing Barn.

I would like to suggest the Sensitive Edges be extended to include behind the Threshing Barn as well as to the East of Station Road.

Full text:

Policy FOX/5 (p44) refers to Sensitive Edges, these are shown on Fig 15 (p48) in blue hatching.

Policy FOX/6 (p47) refers to maintaining and enhancing views in and out of the parish.

These Sensitive Edges surround most of the village of Foxton, but do not include an area to the East of Station Road, or behind the Grade 2 listed Threshing Barn.

I would like to suggest the Sensitive Edges be extended to include behind the Threshing Barn as well as to the East of Station Road.

Change suggested by respondent:

-

Attachments:

68580

Support

Respondent: Natural England

Date received: 15/01/2021 via Email

Summary:

Policy FOX/14

Welcomes that plan seeks to protect and enhance local diversity.

Support recognition of importance of maintaining and enhancing accessible green infrastructure to meet peoples needs.

Safeguarding land through FOX/14 - to create extensive ecologically enhanced area of chalk grassland between Foxton Woods and village is welcomed.

Full text:

Thank you for your consultation on the above Neighbourhood Plan received by Natural England on 11 January 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England welcomes that the Foxton Neighbourhood Plan seeks to protect and enhance local biodiversity in accordance with Natural Cambridgeshire's 'Doubling Nature' target and the Cambridgeshire Green Infrastructure Strategy. We also support recognition of the importance of maintaining and enhancing accessible green infrastructure to meet people's needs. The safeguarding of land through Policy FOX/14, to create an extensive ecologically enhanced area of chalk grassland between Foxton Woods and the village, is welcomed.

Since submission of the initial draft Foxton Neighbourhood Plan Natural England has introduced the Cambridgeshire Sites of Special Scientific Interest (SSSI) Recreational Pressure Impact Risk Zone (IRZ). This flags areas where new housing development poses a potential risk of damage or disturbance to accessible SSSIs due to increased levels of visitor pressure. Neighbourhood Plan policies FOX/9 and FOX/20 fall within the IRZ hence new housing development, in combination with others in the local area, has the potential to adversely impact sites such as L-Moor Shepreth SSSI and Fowlmere Watercress Beds SSSI through additional recreational pressure. Development should address this and mitigate any adverse impact, for example through the delivery / contribution towards delivery of alternative new or enhanced accessible greenspace and/or through a financial contribution towards enhanced management of the designated sites affected. Our advice is that policies FOX/9 and FOX/20 should seek to secure this, for example through a requirement for a contribution towards the implementation of the area of proposed chalk grassland / accessible greenspace on land safeguarded through Policy FOX/14.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Change suggested by respondent:

-

Attachments: Emailed Letter - <https://scambs.oc2.uk/a/sd94k>

68581

Comment

Respondent: Natural England**Date received:** 15/01/2021 via Email**Summary:**

Policies FOX/9 and Fox/20

Since Foxton Plan was submitted Natural England has introduced Cambridgeshire SSSI Recreational Pressure Impact Risk Zone (IRZ). Flags areas where new housing development poses potential risk of damage or disturbance to accessible SSIs due to increased visitor pressure. Policies FOX/9 and FOX/20 fall within IRZ - potential to impact sites such as L Moor Shepreth SSSI and Fowlmere Watercress Beds SSI through additional recreational pressures. Development should address this and mitigate any adverse impact. Advice that policies FOX/9 and FOX/20 should seek to secure mitigation.

Full text:

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For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Change suggested by respondent:

Amend policies FOX/9 and FOX/20 to seek mitigation.

Attachments: Emailed Letter - <https://scambis.oc2.uk/a/sd94k>

Date: 15 January 2021
Our ref: 339724



Jonathan Dixon
South Cambridgeshire District Council

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Mr Dixon

Consultation: Foxton Neighbourhood Plan - resuming submission public consultation 3

Thank you for your consultation on the above Neighbourhood Plan received by Natural England on 11 January 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England welcomes that the Foxton Neighbourhood Plan seeks to protect and enhance local biodiversity in accordance with Natural Cambridgeshire's 'Doubling Nature' target and the Cambridgeshire Green Infrastructure Strategy. We also support recognition of the importance of maintaining and enhancing accessible green infrastructure to meet people's needs. The safeguarding of land through Policy FOX/14, to create an extensive ecologically enhanced area of chalk grassland between Foxton Woods and the village, is welcomed.

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For any further consultations on your plan, please contact: consultations@naturalengland.org.uk.

Yours sincerely

Camilla Davidge
Lead Advisor – Land Use Planning
West Anglia Area Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](#)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](#)⁵ website and also from the [LandIS website](#)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰<https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹²<https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³<http://publications.naturalengland.org.uk/publication/35012>

- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

68582

Comment

Respondent: Cambridgeshire County Council

Date received: 26/03/2020 via Email

Summary:

We note that the Neighbourhood Plan does not include any policies relating to flood risk or surface water drainage in Foxton. We advise that such policies are included and would like to draw your attention to the Cambridgeshire Flood and Water Supplementary Planning Document which should assist in the development of the Neighbourhood Plan.

Full text:

Thank you for your consultation which we received on the 10th March 2020.

We have reviewed the Foxton Neighbourhood Plan 2020 to 2031 and have the following comments to make:

We note that the Neighbourhood Plan does not include any policies relating to flood risk or surface water drainage in Foxton. We advise that such policies are included and would like to draw your attention to the Cambridgeshire Flood and Water Supplementary Planning Document which should assist in the development of the Neighbourhood Plan.

Change suggested by respondent:

-

Attachments: Emailed Letter - <https://scambs.oc2.uk/a/sd94m>

My ref: FR/20-000091
Your ref: Foxton Neighbourhood Plan
Date: 26/03/2020
Doc no: 201104884
Officer: Jessica Prest
E Mail: [REDACTED]

**Steve Cox: Executive Director
Place and Economy
Environment and Commercial**

Phil Bylo
Greater Cambridge Shared Planning
Cambourne Business Park
CB23 6EA

Box No. SH1315
Shire Hall
Castle Hill
Cambridge
CB3 0AP

Foxton Neighbourhood Plan

Comments from Lead Local Flood Authority (LLFA)

Dear Sir,

Thank you for your consultation which we received on the 10th March 2020.

We have reviewed the Foxton Neighbourhood Plan 2020 to 2031 and have the following comments to make:

We note that the Neighbourhood Plan does not include any policies relating to flood risk or surface water drainage in Foxton. We advise that such policies are included and would like to draw your attention to the Cambridgeshire Flood and Water Supplementary Planning Document which should assist in the development of the Neighbourhood Plan.

Yours faithfully,

[REDACTED]

Julia Beeden

**Flood Risk & Biodiversity Business Manager
Environment and Commercial**

If you have any queries regarding this application please contact the Officer named at the [top of this letter](#) (contact details are above).

Please note: We are reliant on the accuracy and completeness of the reports in undertaking our review, and can take no responsibility for incorrect data or interpretation made by the authors.

68583

Comment

Respondent: Environment Agency
Date received: 20/01/2021 via Email

Summary:

Environment Agency position.
Due to resource pressures we are no longer able to provide you with comprehensive bespoke advice on neighbourhood plans.

Full text:

Thank you for your consultation.
Environment Agency position.
Due to resource pressures we are no longer able to provide you with comprehensive bespoke advice on neighbourhood plans.
We have no further comment on this proposal.

Change suggested by respondent:

-

Attachments: Emailed Letter - <https://scambs.oc2.uk/a/sd94n>

Alison Talkington
Neighbourhood Planning - Planning Policy
South Cambridgeshire District Council
Development Control
South Cambridgeshire Hall (6010)
Cambourne Business Park
Cambourne
Cambridge
CB3 6EA

Our ref: AC/2020/129192/02-L01
Your ref: Email11012021
Date: 20 January 2021

Dear Sir/Madam

**FOXTON NEIGHBOURHOOD PLAN - 2021 REVIEW.
FOXTON, CAMBRIDGESHIRE.**

Thank you for your consultation.

Environment Agency position.

Due to resource pressures we are no longer able to provide you with comprehensive bespoke advice on neighbourhood plans.

We have no further comment on this proposal.

Yours faithfully

Mr. T.G. Waddams
Planning Liaison

Direct e-mail: planning.brampton@environment-agency.gov.uk

We are currently working to government advice regarding Covid-19 and as such our operational ability has been disrupted. We are trying to work remotely as best as we can. However our ability to deliver within our normal timescales is compromised and we are responding to our current work on a risk based approach.

(My normal working days are Tuesdays, Wednesdays and Thursdays.)

Please note – Our hourly charge for pre application assessments is currently £100 + VAT
Environment Agency, East Anglia Area (West), ~~Bromholme Lane, Brampton, Huntingdon, Cambs. PE28 4NE.~~
Currently closed due to Covid-19. Mail is not forwarded.

68584

Comment

Respondent: National Grid
Agent: National Grid
Date received: 30/03/2020 via Email

Summary:

Information submitted on National Grid's assets within Foxton neighbourhood area. Map included

Full text:

Foxton Neighbourhood Plan Regulation 16 Consultation
March 2020

Representations on behalf of National Grid

National Grid has appointed Avison Young to review and respond to Neighbourhood Plan consultations on its behalf. We are instructed by our client to submit the following representation with regard to the current consultation on the above document.

About National Grid

National Grid Electricity Transmission plc (NGET) owns and maintains the electricity transmission system in England and Wales. The energy is then distributed to the electricity distribution network operators, so it can reach homes and businesses.

National Grid Gas plc (NGG) owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use.

National Grid Ventures (NGV) is separate from National Grid's core regulated businesses. NGV develop, operate and invest in energy projects, technologies, and partnerships to help accelerate the development of a clean energy future for consumers across the UK, Europe and the United States.

National Grid assets within the Neighbourhood area:

Following a review of the above document we have identified the following National Grid assets as falling within the Neighbourhood area boundary:

Gas Transmission

Asset Description

Gas Transmission Pipeline, route: HUNTINGDON TO CAMBRIDGE

A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.

National Grid also provides information in relation to its assets at the website below.

• www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

Change suggested by respondent:

-

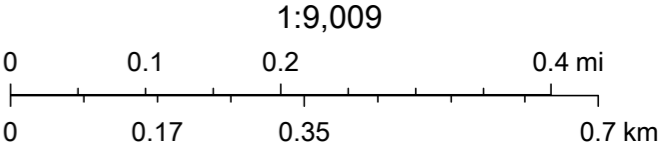
Attachments: Emailed Letter - <https://scambs.oc2.uk/a/sd95s>
Emailed Letter - <https://scambs.oc2.uk/a/sd95t>

Foxton Neighbourhood Plan Regulation 16 Consultation



25/03/2020, 10:16:16

- Gas_Assets_6495
- Development_Plan_Monitoring_v2_977_5701



Contains OS data © Crown Copyright and database right 2019
Contains data from OS Zoomstack

Our Ref: MV/15B901605

T: +44 (0)191 261 2361
F: +44 (0)191 269 0076

30 March 2020

avisonyoung.co.uk

South Cambridgeshire District Council
via email only

Dear Sir / Madam

**Foxton Neighbourhood Plan Regulation 16 Consultation
March 2020
Representations on behalf of National Grid**

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Asset Description

Gas Transmission Pipeline, route: HUNTINGDON TO CAMBRIDGE

A plan showing details of National Grid's assets is attached to this letter. Please note that this plan is illustrative only.

National Grid also provides information in relation to its assets at the website below.

- www2.nationalgrid.com/uk/services/land-and-development/planning-authority/shape-files/

Please see attached information outlining guidance on development close to National Grid infrastructure.

Distribution Networks

Information regarding the electricity distribution network is available at the website below:

www.energynetworks.org.uk

Information regarding the gas distribution network is available by contacting:

plantprotection@cadentgas.com

Further Advice

Please remember to consult National Grid on any Neighbourhood Plan Documents or site-specific proposals that could affect our assets.

We would be grateful if you could add our details shown below to your consultation database, if they are not already included:

Matt Verlander, Director

nationalgrid.uk@avisonyoung.com

Avison Young
Central Square South
Orchard Street
Newcastle upon Tyne
NE1 3AZ

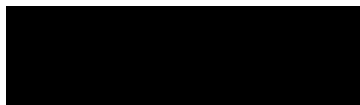
Spencer Jefferies, Town Planner

box.landandacquisitions@nationalgrid.com

National Grid
National Grid House
Warwick Technology Park
Gallows Hill
Warwick, CV34 6DA

If you require any further information in respect of this letter, then please contact us.

Yours faithfully,



**Matt Verlander MRTPI
Director**



nationalgrid.uk@avisonyoung.com

For and on behalf of Avison Young

Guidance on development near National Grid assets

National Grid is able to provide advice and guidance to the Council concerning their networks and encourages high quality and well-planned development in the vicinity of its assets.

Electricity assets

Developers of sites crossed or in close proximity to National Grid assets should be aware that it is National Grid policy to retain existing overhead lines in-situ, though it recognises that there may be exceptional circumstances that would justify the request where, for example, the proposal is of regional or national importance.

National Grid's '*Guidelines for Development near pylons and high voltage overhead power lines*' promote the successful development of sites crossed by existing overhead lines and the creation of well-designed places. The guidelines demonstrate that a creative design approach can minimise the impact of overhead lines whilst promoting a quality environment. The guidelines can be downloaded here: <https://www.nationalgridet.com/document/130626/download>

The statutory safety clearances between overhead lines, the ground, and built structures must not be infringed. Where changes are proposed to ground levels beneath an existing line then it is important that changes in ground levels do not result in safety clearances being infringed. National Grid can, on request, provide to developers detailed line profile drawings that detail the height of conductors, above ordnance datum, at a specific site.

National Grid's statutory safety clearances are detailed in their '*Guidelines when working near National Grid Electricity Transmission assets*', which can be downloaded here: www.nationalgridet.com/network-and-assets/working-near-our-assets

Gas assets

High-Pressure Gas Pipelines form an essential part of the national gas transmission system and National Grid's approach is always to seek to leave their existing transmission pipelines in situ. Contact should be made with the Health and Safety Executive (HSE) in respect of sites affected by High-Pressure Gas Pipelines.

National Grid have land rights for each asset which prevents the erection of permanent/ temporary buildings, or structures, changes to existing ground levels, storage of materials etc. Additionally, written permission will be required before any works commence within the National Grid's 12.2m building proximity distance, and a deed of consent is required for any crossing of the easement.

National Grid's '*Guidelines when working near National Grid Gas assets*' can be downloaded here: www.nationalgridgas.com/land-and-assets/working-near-our-assets

How to contact National Grid

If you require any further information in relation to the above and/or if you would like to check if National Grid's transmission networks may be affected by a proposed development, please contact:

- National Grid's Plant Protection team: plantprotection@nationalgrid.com

Cadent Plant Protection Team
Block 1
Brick Kiln Street
Hinckley
LE10 0NA
0800 688 588

or visit the website: <https://www.beforeyoudig.cadentgas.com/login.aspx>

68585

Comment

Respondent: Historic England**Date received:** 28/03/2020 via Email**Summary:**

No detailed comments but refer you to any previous comments submitted at Regulation 14 stage.

Full text:

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here: <https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

I would be grateful if you would notify me if and when the Neighbourhood Plan is made by the district council. To avoid any doubt, this letter does not reflect our obligation to provide further advice on or, potentially, object to specific proposals which may subsequently arise as a result of the proposed NP, where we consider these would have an adverse effect on the historic environment.

Change suggested by respondent:

-

Attachments: Emailed Letter - <https://scambs.oc2.uk/a/sd94z>



Historic England

By e-mail to: Phil Bylo,
Planning Policy Manager
South Cambridgeshire District Council

Our ref: PL00574820

Your ref:

Date: 28/03/2020

Direct Dial: [REDACTED]

Mobile: [REDACTED]

Dear Mr Bylo,

Ref: Foxton Neighbourhood Plan Regulation 16 Consultation

Thank you for inviting Historic England to comment on the Regulation 16 Submission version of this Neighbourhood Plan.

We welcome the production of this neighbourhood plan, but do not wish to provide detailed comments at this time. We would refer you to any previous comments submitted at Regulation 14 stage, and for any further information to our detailed advice on successfully incorporating historic environment considerations into your neighbourhood plan, which can be found here:

<https://historicengland.org.uk/advice/planning/plan-making/improve-your-neighbourhood/>

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Please do contact me, either via email or the number above, if you have any queries.

Yours sincerely,

[REDACTED]

Edward James
Historic Places Advisor, East of England

[REDACTED]



Historic England, Brooklands, 24 Brooklands Avenue, Cambridge CB2 8BU

Telephone 01223 58 2749 HistoricEngland.org.uk

Please note that Historic England operates an access to information policy.

Correspondence or information which you send us may therefore become publicly available.



68586

Support

Respondent: Greater Cambridge Partnership

Agent: Strutt and Parker LLP

Date received: 14/04/2020 via Email

Summary:

Travel Hub - Background history and objectives of hub.

GCP supports aspirations of FOX/17;

GCP supports FOX/18

Full text:

-

Change suggested by respondent:

-

Attachments: Response Form - <https://scambs.oc2.uk/a/sd94d>

Cover Letter - <https://scambs.oc2.uk/a/sd94w>

68587

Comment

Respondent: Greater Cambridge Partnership

Agent: Strutt and Parker LLP

Date received: 14/04/2020 via Email

Summary:

Section 10 of Plan focuses on Foxton Travel Hub. GCP has worked closely with parish council.

Considers paragraph 10.11 is misleading statement as Cambridge South station proposal is not a GCP project. It is a Network Rail project.

Full text:

-

Change suggested by respondent:

Amend 10.11 to clarify that the Cambridge South station proposal is not a GCP project.

Attachments: Response Form - <https://scams.oc2.uk/a/sd94d>

Cover Letter - <https://scams.oc2.uk/a/sd94w>

68588

Comment

Respondent: Greater Cambridge Partnership

Agent: Strutt and Parker LLP

Date received: 14/04/2020 via Email

Summary:

FOX/19 - GCP supportive of policy but feel wording of policy should be revised to be more prescriptive of the types of benefits and location. This would help to manage expectations and avoid confusion as the Travel Hub site would not be able to bring forward improvements outside the site area.

Full text:

-

Change suggested by respondent:

Amend wording of FOX/19

Attachments: Response Form - <https://scambbs.oc2.uk/a/sd94d>

Cover Letter - <https://scambbs.oc2.uk/a/sd94w>

Foxton Neighbourhood Plan

Response Form



This form has two parts to complete (please use black ink):

PART A – Your Details

PART B – Your Response

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or neighbourhood.planning@scambs.gov.uk

All comments must be received by 5pm on Tuesday 28 April 2020.

Data Protection

We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/. Information will be used by South Cambridgeshire District Council solely in relation to the Foxton Neighbourhood Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the Foxton Neighbourhood Plan?

Please tick: Yes No

PART A – Your Details

Please note that we cannot register your comments without your details.

Name:	Mr	Agent's name:	██████████
Name of organisation: (if applicable)	Greater Cambridge Partnership	Name of Agent's organisation: (if applicable)	Strutt & Parker
Address:		Agent's Address:	66-68 Hills Road, Cambridge,
Postcode:		Postcode:	CB2 1LA
Email:		Email:	██
Tel:		Tel:	████████████████████
Signature:		Date:	14/04/2020
<i>If you are submitting the form electronically, no signature is required.</i>			

PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (please state)



Do you Support, Object or have Comments?
(Please tick)



SUPPORT



OBJECT



COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph

If you consider that the referendum boundary should be extended please outline your reasons.

See attached cover letter

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

See attached cover letter

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 28 APRIL 2020 AT:

Email: neighbourhood.planning@scambbs.gov.uk or post it to:

Greater Cambridge Shared Planning Policy Team
South Cambridgeshire District Council,
Cambourne Business Park, Cambourne,
Cambridge, CB23 6EA

Date: 14/04/2020
Telephone: [REDACTED]
Email: Contactus@greatercambridge.org.uk

Greater Cambridge Shared Planning Policy Team
South Cambridgeshire District Council
Cambourne Business Park
Cambourne
Cambridge
CB23 6EA

Greater Cambridge Partnership
SH1317
Shire Hall
Cambridge
CB3 0AP

Sent via email: neighbourhood.planning@greatercambridgeplanning.org

RE: Foxton Neighbourhood Plan (Regulation 16 consultation)

Thank you for the opportunity to review and formally comment on the submission version of the Foxton Neighbourhood Plan.

The Greater Cambridge Partnership (GCP) welcomes Foxton Parish Council's Neighbourhood Plan (NP), which is a comprehensive and well thought through document. However, this consultation response will focus on Sections 9 (Transport) and 10 (Foxton Travel Hub) of the NP.

For background, the GCP is in the process of working up proposals for a new Travel Hub (Park & Rail Scheme) on the outskirts of Foxton village. The Travel Hub will be located in one of two potential locations close to the railway station. A GCP board decision on the preferred location for the Travel Hub is expected to be made on 25 June 2020. Whichever option is chosen, the GCP will ensure there are suitable pedestrian and cycle access improvements to the railway station for commuters and local residents. The specific proposals to facilitate highway safety measures will be discussed and agreed with the Highway Authority.

The main objectives of the Travel Hub are to intercept and reduce traffic along the A10 corridor heading into Cambridge, encourage the use of sustainable modes of transport such as rail services available at Foxton station, and improve connectivity and accessibility locally, but also throughout Greater Cambridge.

These objectives would align with Objectives 10i and 10ii of the NP which seek to reduce the impact of traffic in the parish, improve safety for all and provides improved facilities to access high quality public transport services.

The scheme also intends to reduce the number of commuters parking in the village to use Foxton station.

Whilst detailed plans for the Travel Hub and associated infrastructure improvements are yet to be finalised, the proposals would in principle align with Policy FOX/17 (Alleviating



Congestion and Improving Traffic Flows). Policy FOX/17 states development proposals will be supported where they would alleviate existing congestion, improve pedestrian safety, provide parking for village facilities and other similar improvement proposals and improve traffic flows through the village. The GCP therefore supports the aspirations of this policy.

The GCP is also, as part of the Melbourn Greenway, looking at implementing a reduced speed limit on the A10 close to the level crossing, which would make it easier and more attractive to cross. The proposed Travel Hub access might also provide a gateway feature, and visual cue regarding the change in character to the road, to further support a reduced speed limit here. The proposed improvements from the Greenway would be incorporated into the preferred Travel Hub option to ensure a coordinated strategy is provided. Therefore, the GCP supports the intention of Policy FOX/18 which aims to ensure any future development provides adequate pedestrian and cycle connections. The policy states proposals which seek to increase access points onto existing roads, or increase traffic generation, will need to demonstrate that they will not have a harmful effect on congestion and road safety, nor exacerbate on-street parking constraints within the village.

The GCP is of the view that whilst the Travel Hub proposals would create a new entrance onto existing roads, it would seek to reduce traffic travelling along the A10 into Cambridge and provide a dedicated car park to alleviate on-street parking in the village. Whilst the new junction will introduce a new conflict point, the GCP is liaising with the County Highway Safety team and appropriate mitigation measures will be made in accordance with their guidance. The Travel Hub proposals would also improve pedestrian and cycle connectivity across the A10 to access the railway station, which would facilitate pedestrian access into the village from the west. The GCP is therefore supportive of this policy.

Section 10 of the NP focuses on the Foxton Travel Hub which the GCP has worked closely with the Parish Council and local residents on in terms of engaging with them on proposals for the Travel Hub options and understanding their main concerns. The GCP will continue to work and engage with the Parish Council, local residents and other key stakeholders on the Travel Hub project.

However, the last sentence in paragraph 10.11 of the NP is considered to be a misleading statement. The Cambridge South station proposal is not a GCP project. It is a project that Network Rail will be bringing forward subject to receiving the appropriate funding and consents. Therefore, for clarity, the GCP requests that this paragraph be amended to make it clear that Cambridge South station is not a GCP project.



Whichever Travel Hub option is chosen as the preferred site, the GCP will facilitate improvements to pedestrian and cycling access and connectivity to the railway station and village to the benefit of the local community. Various options proposals for such improvements are being considered and will be worked up in consultation with the local community and relevant user groups.

One of the main objectives of the Travel Hub proposal is to reduce congestion along the A10 corridor by providing an alternative travel option into Cambridge that links to other public transport services.

In terms of impact on residential amenity and the local environment, these will be appropriately considered in the site selection process. The GCP is already looking at ways to mitigate the potential impacts of the Travel Hubs on local residents and local environment as these are important factors for consideration. The GCP will also work with other project providers such as Network Rail, Local Planning Authorities, the Mayor of the Cambridgeshire and Peterborough Combined Authority and landowners to ensure the pipeline of programmed projects (Cambridge South station, Foxton Level Crossing bypass, East-West Rail etc..) do not undermine the character of the village.

The GCP is therefore supportive of the intention of the policy but feels the wording of policy FOX/19 (Foxton Travel Hub) should be revised to be more prescriptive of the types of benefits and location. This would help to manage expectations and avoid confusion as the Travel Hub site would not be able to bring forward improvements outside the site area.

Overall, the GCP welcomes and is supportive of the Foxton NP, and is committed to working with the Parish Council to progress the Travel Hub project in a way that benefits the local community and local environment.

Yours faithfully,



**Associate Director
Strutt & Parker**

On behalf of the Greater Cambridge Partnership



68589

Comment

Respondent: Mr John McCombie
Date received: 16/04/2020 via Email

Summary:

Section 8 Employment and Policy FOX/16
Site allocation of @Burlington Park for commercial development.
Two errors of fact and suggestions for improving the text of Section 8 of the Foxton Neighbourhood Plan

Full text:

-

Change suggested by respondent:

Suggested changes to Section 8 of the Plan

Attachments: Response Form - <https://scams.oc2.uk/a/sd94y>

Foxton Neighbourhood Plan

Response Form



This form has two parts to complete (please use black ink):

PART A – Your Details

PART B – Your Response

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or neighbourhood.planning@scambs.gov.uk

All comments must be received by 5pm on Tuesday 28 April 2020.

Data Protection

We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/. Information will be used by South Cambridgeshire District Council solely in relation to the Foxton Neighbourhood Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the Foxton Neighbourhood Plan?

Please tick: Yes No

PART A – Your Details

Please note that we cannot register your comments without your details.

Name:	Prof JSL McCombie	Agent's name:	
Name of organisation: (if applicable)	N/A	Name of Agent's organisation: (if applicable)	
Address:	██████████ ██████████ ██████████	Agent's Address:	
Postcode:	██████████	Postcode:	
Email:	██████████████████	Email:	
Tel:	██████████	Tel:	

Signature:

Date:

If you are submitting the form electronically, no signature is required.

PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (please state)



Do you Support, Object or have Comments?
(Please tick)



SUPPORT



OBJECT



COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph

If you consider that the referendum boundary should be extended please outline your reasons.

Please see attached document

Section 8. Employment and Policy and FOX/16

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

Site Allocation of Burlington Park for commercial development. Two errors of fact and suggestions for improving the text of Section 8 of the FNP

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 28 APRIL 2020 AT:

Email: neighbourhood.planning@scambs.gov.uk or post it to:

Greater Cambridge Shared Planning Policy Team
South Cambridgeshire District Council,
Cambourne Business Park, Cambourne,
Cambridge, CB23 6EA

Comments on *Foxton Neighbourhood Plan (February 2020)* [FNP] and *Foxton Neighbourhood Plan Consultation Statement (December 2019)* [FNPCS] with respect to Section 8. Employment and Policy FOX/16 of the FNP.

My comments are primarily confined to issues arising from Section 8. Employment, pp. 72-73, (together with Figure 30B, p.86) and Policy FOX/16, "New Employment Provision in Foxton", of the FNP (February 2020).

In a previous comment on the pre-submission Foxton Neighbourhood Plan (April 2019), I questioned the desirability of the FNP allocating a green-field part of Burlington Park as a site for commercial development. This is because it presupposes that some form of development should occur, even though there is no demand from Foxton residents for new employment in the Village and there are serious problems of access to the site. (See below.) Of course, not specifying part of Burlington Park as a development site does not preclude a planning application for development being made. This site allocation still remains as a policy in the FNP (February 2020).

My first two observations below are based on issues arising from my previous comments on the pre-submission version of the FNP (February 2010) and the response to these, as reported in the Foxton Neighbourhood Plan Consultation Statement (FNPCS, p.57). *The latter contains two important factual errors which, given that the FNPCS is a formal planning document and is part of the planning process, should be corrected.*

1. **Local Employment in Foxton.** An objective in the FNP with regard to employment policy FOX/16 is "**To provide appropriate high-value local employment**" (p.72). This is to be accomplished, *inter alia* by expansion of businesses on the Burlington Park site. In my original response, I noted by extrapolating from a survey of Foxton businesses, less than **3 percent** of employees live in Foxton. The FNPCS, p.57 mistakenly reports my figure as **30 percent**. (The FNP, p.23, confirms my figure as it states that the number is 3 out of 112 employees). This error is misleading to Foxton residents assessing the FNP as the 30 per cent figure suggests that a high proportion of any

new employment is likely to live in Foxton, whereas the converse is true. The benefit of expansion of commercial activities on the Burlington Park site in terms of a "wider range of *local* employment opportunities" (South Cambridgeshire Local Plan, 185, emphasis added) is likely to be of very small benefit to Foxton residents.

2.1 **Access to and from the Burlington Park Site.** One of the major problems with any further development on the Burlington Park site is the impact of increased traffic entering and leaving the site on to the High Street and Station Road. There is already a planning restriction on the High Street entrance to the Burlington Park Site, in that traffic is only permitted to enter, and not leave, from this access. As pointed out in my initial response the AECOM assessment of suitability of the Burlington Park Site for development surprisingly did not consider the adverse impact of the generation of additional traffic. Furthermore, the Parish Council in its objection on a subsequently refused application to build an office on this site (S/0604/18/FL) highlighted this problem (complete with photographs). (See Annex 1 below).

2.2 In response to my comments on this serious traffic issue, FNCS, (p.57) merely states "***In refused application, access to the site was from A10 so may mitigate traffic impact***". This is factually incorrect. The Design, Access and Planning Statement (DAP), (Pleasance, Hookham & Nix, February 2017) of the S/0604/18/FL application states "access will be from the entrance off the High Street". (The DAP seems to be unaware of the prohibition of exiting from this access point.) There is no mention of access to the A10. Furthermore, from FNB, Figure 30B, it can be clearly seen that there is no possibility of access to the A10 from the site. It is disconcerting that this error may have affected the arguments used in favour of FOX/16 in the FNP.

2.3 The increased vehicular traffic generated by any business development of this site is likely to contradict the intent behind Policy FOX/18 "New Development and Connectivity" (p.79) to reduce traffic congestion in the Village.

- ❖ I suggest that in the Policy Box FOX/16 (p.73) "• do not create unacceptable additional traffic impacts" should be amended to include "including those arising from access to the site", or some such phrasing. I appreciate the latter is implied by the former, but questions of access are likely to be of major concern in any planning application.

Other Comments

3.1 **The demand for new employment by the Villagers.** The FNP, para. 8.6, states that there was "strong support for redeveloping vacant business premises, followed by expanding existing sites" by the Foxtton residents. However, the FNP omits to state that there is **no** strong support for the expansion of *any* employment in Foxtton. For example, in the Foxtton Parish Council's *Taking Control of Foxtton's Future* in answer to the question "Which potential developments are perceived as beneficial to Foxtton?" only 14% identified "more jobs and businesses", which was ranked 15th out of 17 categories in descending order of priority. Furthermore, in answer to the question "What worries residents about future development in Foxtton?" only 6% reported "fewer jobs and businesses". The FNP itself seems to concede this point, as the objective "To facilitate employment of Foxtton residents" in the FNP (April 2019) has been deleted from the revised submission plan (February 2020).

- ❖ I suggest that under 8.6 of the FNP (**New Employment Provision in Foxtton: Background and Justification**) the inclusion of the sentence "There was little support for new local employment by Foxtton residents", or some such wording. While this is not a requirement of the National Planning Policy Framework (February 2019), it is desirable that it be included in the FNP in the interest of balance and objectivity.

4. **The AECOM Assessment of the Burlington Park Site.** As noted above, the AECOM assessment of the site ignored the problems of traffic access to the site. Nevertheless, the report characterised the site as having "High sensitivity to development". This is defined in the report as "High Sensitivity. Development would be within an area of high quality landscape or townscape character and/or would significantly detract from local character. Development would lead to the loss of important features of local distinctiveness – *without the possibility of mitigation*" (emphasis added). This is a conclusion that I would agree with. But it is difficult to see the rationale for the report not concluding that "The site is not appropriate for allocation", even ignoring the vehicular access problem.

5.1 **Other suggestions to clarify certain issues in FOX/16.** These are the following proposed changes to the FNP.

- ❖ Paragraph 8.2 (FNP, p.72). "Although a small village" should read "Although a small **Group** village". This is because the designation as a Group village has important implications for Foxton in the South Cambridgeshire Local Plan.

- ❖ Paragraph 8.5 (FNP, p.72). "Local Plan Policy E/12 New Employment Development in Village supports new employment or expansion in villages" should contain the following sentence "Only very small scale proposals are likely to be acceptable at Group [such as Foxton] or infill villages". This quotation is taken from the South Cambridgeshire Local Plan (para.8.52, p.185). The concept of "small scale" is important for the consideration of any commercial development in Foxton.

- ❖ In Box FOX/16, the following changes are suggested:

“Development proposals for commercial use are supported provided that **they fulfil the relevant planning requirements,** including.” This is because the subsequent list does not cover the full planning requirements, although it highlights some important ones.

 - “Do not unacceptably affect residential amenity arising from disturbance such as noise, **environmental and light** pollution. HGV vehicle movements". Light pollution from an office block that is very close to a residential area, such as the nearby 22 houses in Burlington Place, can be obtrusive.

 - "Include appropriate landscaping to minimise the impact on adjacent listed buildings, **conservation area and residential buildings**". The last two are also important.

5.2 Finally, there is no mention, in either the text or the maps of the FNP, of the recent development of **22 houses in Burlington Place**. This residential development is very close to the allocated site and will clearly be affected by it and will need to be taken into account in any planning application. It should be explicitly mentioned in the FNP.

6. While it is apparent that I have some reservations about the proposals in the section "8. Employment" of the FNP and their justification, generally the FNP has been prepared with a great deal of care and effort and all those involved are to be congratulated.

I should like to emphasise have no reservations about any other aspect of the FNP, which I fully commend.

16 April 2020

Annex One

A.1 The Foxton Parish Council in its objection to this application (S/0604/18/FL) highlighted the traffic congestion problem on the High Street and Station Road. It states:

The problems that will be caused by intensification of the access off Foxton High Street are dismissed by a wholly inadequate and unqualified statement on page 5 of the Design, Access and Planning (DAP) Statement. This takes no account of the narrow High Street or the adjacent junction with Station Road (which has no visibility when turning right out of Station Road to Burling Park access). The DAP Statement makes no mention of the relevant planning history on this site – planning permission for application S/1043/09 (access from Foxton High Street) was granted subject to stringent conditions, which renders intensification of this access inappropriate. Access and egress from the site onto Station Road (via the existing large commercial access) would be more appropriate, but the Parish Council would highlight the current problems and safety issues experienced by residents, which is clearly shown on the following photograph:



68590

Object

Respondent: Cambridgeshire County Council

Date received: 28/04/2020 via Email

Summary:

Under Policy FOX/5, Cambridgeshire County Council, as landowner, objects to the inclusion of the sensitive urban edge across its land holdings as shown on Figure 14: Landscape constraints, sensitivities and opportunities (as shown in the 2017 LCA).

Full text:

-

Change suggested by respondent:

-

Attachments: Response Form - <https://scambs.oc2.uk/a/sd959>
Response Form - <https://scambs.oc2.uk/a/sd95v>
Response Form - <https://scambs.oc2.uk/a/sd95b>
Response Form - <https://scambs.oc2.uk/a/sd95c>
Response Form - <https://scambs.oc2.uk/a/sd95d>
Response Form - <https://scambs.oc2.uk/a/sd95w>

Foxton Neighbourhood Plan

Response Form



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PART B – Your Response

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neighbourhood.planning@scambs.gov.uk

All comments must be received by 5pm on Tuesday 28 April 2020.

Data Protection

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The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the Foxton Neighbourhood Plan?

Please tick: Yes No

PART A – Your Details

Please note that we cannot register your comments without your details.

Name:	Sara Anderson	Agent's name:	
Name of organisation: (if applicable)	Cambridgeshire County Council	Name of Agent's organisation: (if applicable)	
Address:	Shire Hall, Castel Street, Cambridge	Agent's Address:	
Postcode:	CB3 0AP	Postcode:	
Email:	[REDACTED]	Email:	
Tel:	[REDACTED]	Tel:	

Signature:

Date:

If you are submitting the form electronically, no signature is required.

PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (please state)

Do you Support, Object or have Comments?

(Please tick)

SUPPORT

OBJECT

COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph

If you consider that the referendum boundary should be extended please outline your reasons.

Page 43, under the description of Foxton Village, Cambridgeshire County Council, as landowner, would comment that this statement should read '...the open green spaces of varying scales and naturalness within the village are all important landscape features, and opportunities should be taken to enhance and expand them, if landowners are agreeable' and not simply 'the open green spaces of varying scales and naturalness within the village are all important landscape features, and opportunities should be taken to enhance and expand them'. Without the agreement of landowners, these aspirations will not be deliverable.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

COMPLETED FORMS MUST BE RECEIVED BY 5PM ON 28 APRIL 2020 AT:

Email: neighbourhood.planning@scamb.gov.uk or post it to:

Greater Cambridge Shared Planning Policy Team
South Cambridgeshire District Council,
Cambourne Business Park, Cambourne,
Cambridge, CB23 6EA

Foxton Neighbourhood Plan

Response Form



This form has two parts to complete (please use black ink):

PART A – Your Details

PART B – Your Response

If you need any further information or assistance in completing this form please contact the Greater Cambridge Shared Planning Policy Team on: 01954 713183 or

neighbourhood.planning@scambs.gov.uk

All comments must be received by 5pm on Tuesday 28 April 2020.

Data Protection

We will treat your data in accordance with our Privacy Notices: www.scambs.gov.uk/planning-policy-privacy-notice/. Information will be used by South Cambridgeshire District Council solely in relation to the Foxton Neighbourhood Plan. Please note that all responses will be available for public inspection and cannot be treated as confidential. Representations, including names, are published on our website. **By submitting this response form you are agreeing to these conditions.**

The Council is not allowed to automatically notify you of future consultations unless you 'opt-in'.

Do you wish to be kept informed of future stages of the Foxton Neighbourhood Plan?

Please tick: Yes No

PART A – Your Details

Please note that we cannot register your comments without your details.

Name:	Sara Anderson	Agent's name:	
Name of organisation: (if applicable)	Cambridgeshire County Council	Name of Agent's organisation: (if applicable)	
Address:	Shire Hall, Castel Street, Cambridge	Agent's Address:	
Postcode:	CB3 0AP	Postcode:	
Email:	[REDACTED]	Email:	
Tel:	[REDACTED]	Tel:	

Signature:

Date:

If you are submitting the form electronically, no signature is required.

PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (please state)

Do you Support, Object or have Comments?

(Please tick)

SUPPORT

OBJECT

COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph

If you consider that the referendum boundary should be extended please outline your reasons.

Under Paragraph 7.17, Cambridgeshire County Council, as landowner, strongly objects to the identification of an enhanced chalk grassland area between Foxton Woods and the village. Cambridgeshire County Council is currently promoting this land under the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote the land at any subsequently stages, as appropriate. It should be noted that even if the land is not allocated in the Greater Cambridge Local Plan, Cambridgeshire County Council's tenants will want to farm the land in line within future regulations but in the most commercial way.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

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Do you wish to be kept informed of future stages of the Foxton Neighbourhood Plan?

Please tick: Yes No

PART A – Your Details

Please note that we cannot register your comments without your details.

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Name of organisation: (if applicable)	Cambridgeshire County Council	Name of Agent's organisation: (if applicable)	
Address:	Shire Hall, Castel Street, Cambridge	Agent's Address:	
Postcode:	CB3 0AP	Postcode:	
Email:	[REDACTED]	Email:	
Tel:	[REDACTED]	Tel:	

Signature:

Date:

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PART B – Your Response

For office use only

Agent number:

Representor number:

Representation number:

What part of the Neighbourhood Plan do you have comments on?

Policy or Paragraph Number (please state)

Do you Support, Object or have Comments?

(Please tick)

SUPPORT

OBJECT

COMMENT

Reason for SUPPORT, OBJECT or COMMENT:

Please give details to explain why you support, object or have comments on the Neighbourhood Plan. If you are commenting on more than one policy or paragraph, please make clear which parts of your response relate to each policy or paragraph

If you consider that the referendum boundary should be extended please outline your reasons.

Under Paragraph 5.48, Cambridgeshire County Council, as landowner, strongly objects to the proposal for the creation of a larger biodiversity enhancement area on sloping agricultural fields between the woodland and village edge (Figure 14). Cambridgeshire County Council is currently promoting this land under the Greater Cambridge Local Plan 'Call for Sites' and will continue to promote the land at any subsequently stages, as appropriate. It should be noted that even if the land is not allocated in the Greater Cambridge Local Plan, Cambridgeshire County Council's tenants will want to farm the land in line within future regulations but in the most commercial way.

Summary of Comments:

If your comments are longer than 100 words, please summarise the main issues raised.

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