S/2413/17/OL - Land off Rampton Road, Cottenham

Neighbour Comments – 19/7/2017

Ms Symes – 2 Brenda Gautrey Way CB2 4XW

See attachment for full detail

Environmental impact
Traffic
Grade 2 list Alms House
water system failure
Too far from centre of village
No positive impact on village
More delays getting Doctors appointment
Schools already full

I am a resident of Cottenham and have had strong links with Cottenham for over 10 years and have serious concerns about another planning application being made on the outskirts of Cottenham.
We have recently had 47 houses built on Beach Road, and the knock on effect that this brings with people and cars, on our community.
Northstowe and Waterbeach are large developments that are planned and some work started. I was under the impression that no major works were going to take place in Cottenham until we knew how these large towns would influence our village, traffic, community etc and importantly increase pressure on Cottenham Lode to prevent others and us from flooding.
I am aware that measures have been put into place at Northstowe. However, I was concerned that should there be exceptional circumstances that Northstowe was unable to cope then this would flow into the Lode. The same would happen with this development although some measures will be put into place. Is it enough? I do not think this question has been answered sufficiently.
This ancient water system is having difficulty coping with the current situation. What guarantees do we have that our houses are not going to flood and the village cut off, should this development be authorised and put more pressure on the system?.
Some properties are only a few metres above sea level and it could mean that they might flood to ensure more housing. Is this fair?
The residential houses would be a fair distance from the shops and maybe too far for many people to walk. The bus stops are not close to this location to get regular access to Cambridge, so I can see a large increase in traffic not just to that side of the village, but through it to the A10 and A14 at various points. Again clogging up the village.
Locals already living in Rampton Road have difficulty leaving their driveway onto Rampton Road in the morning due to the number of vehicles and poor visibility. The majority of these cars are going to be driving towards Cottenham and away from Rampton.
The road to the guided bus way (Oakington Road) is not a very pleasant route for cyclist in fact sometimes quite scary as cars can legally travel at 60 mph and is particularly nasty in the evening. There is parking for cars at Longstanton for people using the Guided bus but that means driving and more cars. This means people either need to use the bus, taking about an hour to get into Cambridge City and then you need to change buses to go on to places like Addenbrookes etc...
The train to Waterbeach means more vehicles travelling through the village, to get to the station. Beach road is not a pleasant road to cycle on for the same reasons as Oakington Road. Last month I noticed two incidents involving cyclist on this road luckily no one was seriously injured.
The village is regularly clogged up with traffic at times of high demand. This is a village with narrow roads and small pavements. It is already hazardous walking on the pavements due to the number and size of vehicles using our roads as a rat run, and occasionally driving on the pavements due to lack of road space. This has been evidenced as photos I sent to the parish council and hopefully forwarded onwards to the correct council department. Not all vehicles use the A14.
The proposed site is an arable field, which I am sure houses valuable wildlife. Do we really need to build on fields? Yes, over time, hedgerows may be replaced etc but when, and will our wildlife be prepared to wait for this development. Once lost, lost for good. I think that the Visual appearance of the village will be worse for this development.
Are there not enough brown field sites, to use or is this a cheaper option? The policy was to infill in the village. However, it appears that builders keep encroaching on the countryside. Are we just going to be a suburb of Cambridge, and have no village character?
So again, why build here in such numbers when we do not know the impact of Northstowe etc
Our public services are overloaded already. It is difficult to get a medical appointment now; at our two surgeries. A large increase in the village population would exacerbate the situation.
What about schools? Can they cope?
Lambs Lane is already choked at prime school times and tempers lost by parking infringements. Is this not the largest primary school in the county? There are similar traffic problems at the Village College.
What about other community facilities?
What will it be like if we have another 200 dwellings plus 70 apartments with care?
Our Parish council gives the number of current residents at around 6200. Our village could increase by about 10% if the plan was authorised.
How many affordable houses with this development provide they state up to 40% but I personally do not believe that I would like them to say 40% and it is for local people. Will they really be affordable for Cottenham residents?.
There is hardly any parking in the village High Street so the likelihood of people from this development or any other outlying development using the local shops is small. Will it be too far for the majority of people to walk, to the shops?
I feel that Cottenham is not the right Place for this large development. It is isolated from the village so Rampton Road is not the right location and therefore a development of over 30 houses it too large for our community let alone 200 plus 70 apartments.
Is it sustainable in the sense of economics? Are there any environmental advantages and are there any social benefits for the residents? I think the answer is a resounding “No” on all counts.
Cottenham, a rural village, is presently a community, which will not survive with this massive increase in housing.
I strongly object to this planning application and ask that it be refused. This is supposed to enhance the village. However, it is in so many ways more likely to erode the character of our village of Cottenham.