Neighbour comments – 30th July 2017

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

Mr Adam Cockley
111 Rampton Road
Cottenham
CB24 8TJ

Comments

The number of new residences is too high for the current village infrastructure as it is, and will overburden the already overstretched village services in place such as doctors, preschool and the schools. In addition Cottenham residents already face gross road congestion at peak times in the village, including Rampton Road, and this development will bring more traffic into the village compounding the current issues. In addition the primary school is over stretched, and there are significant waiting times for both village doctors. The planning proposal does not provide solution or easement of these existing problems, and only brings more people which will exaggerate the current issues. The development will also lead to loss of important open spaces in the village which cannot be replaced and provide enjoyment to the current residents living in Cottenham. I am concerned that the privacy in my rear garden will be negatively affected (loss of privacy) by the building of a two story building (apartments for care) giving the residents of this building a view into my back garden, which will be above the shrubbery that is intended to be planted to block their view.

The development will have a negative impact on rural views from Rampton Road, removing the current views with housing. Finally the proposed solution of the roundabout changes (to cope with increased traffic) in front of the historic Alms Houses is completely unacceptable from a visual perspective - a larger modernised roundabout is not in character of the historic charm these buildings bring to the village. The roundabout upgrade will also bring traffic closer to this cherished listed building which may lead to potential and permanent building damage from the increased traffic and closer proximity of traffic. There has been no acceptable independent expert opinion sought on the impact to the alms houses. A highways agency expert cannot provide acceptable opinion on listed building damage potential. I object to this proposed development and encourage SCDC to not pursue and instead please consider the Neighbourhood Plan for Cottenham which is in full progress by the local Parish Council and close to finalisation. This will bring sustainable housing growth to Cottenham with full support of the local village people living here.