



**East
Cambridgeshire
District Council**

For office use only
Date Received:
Response Number:
Acknowledged

Comments Form

Submission Core Strategy and Proposals Map - Site Allocation and Boundary Change Representations (Regulation 32)

Guidance Notes

This form is for commenting on boundary changes and alternative development sites put forward by people during consultation on the Core Strategy Submission Document and Proposals Map (May – July 2008).

Government legislation requires that these site-specific representations are advertised and subject to a 6-week period of public consultation.

Please note that the Council can only accept comments in relation to these site-specific representations and not on the original Core Strategy/Proposals Map documents.

Please use a separate form for each representation.

All representations should be made between **24th November 2008 and 5pm on 12th January 2009** and either submitted online at www.eastcambs.gov.uk, emailed to ldf@eastcambs.gov.uk or returned to: Forward Planning, East Cambridgeshire District Council, The Grange, Nutholt Lane, Ely, Cambridgeshire, CB7 4PL.

Please note that information collected will be processed in accordance with the Data Protection Act 1998. Representations cannot be treated as confidential. They will be made available in public documents, and published on the Council's website.

1. Name and contact details

	Your Details	Agent's Details (if applicable)
Name		
Organisation		
Address		
Post Code		
Telephone		
Email address		

2. Site allocation/boundary change details

Site reference	Consultee ID : 13395 Allen Newport Ltd 167465 Paul Sutton: Cheffins Rep Number/ Type CSS496 / Unsound
Site description	2.19.1: Land to the east of Church Lane, Kennett
Town/Village	Kennett

3. Details of your representation

3a. Please indicate below whether you wish to support, object to or comment on the site allocation/boundary change (please delete as appropriate).

SUPPORT

OBJECT X

COMMENT

1. The proposed boundary change opens up the possibility of a housing development which, using the local development plan building density requirements of 25- 30 units per hectare, could double the number of households in the entire village. This goes against the **Local Framework Policy Document** *"POLICY 181 - Kennett is designated an Infill Only Settlement. Within the development envelope defined on the inset map, the infilling of appropriate sites with housing (as defined by Policy 3) will be permitted where this would be appropriate to the character and appearance of the surrounding area, and provided that all other material planning considerations are satisfied. Small scale employment development serving local needs will be permitted within the village or on its fringe where this is in accordance with Policy 140"*. This reflects the stated position of Kennett Parish Council
2. Developments of this size will effectively double the number of houses in what is a very small area. This will completely alter Kennett's village nature, character and the appearance of the surrounding area leading to a loss of identity and a detrimental effect to the community.
3. Social/affordable housing on this scale will completely overwhelm the balance of housing in the village. Kennett and its immediate area is already well served with social/affordable housing, being well above government guidelines and local/national averages. *Government Housing Statistics (www.communities.gsi.gov.uk) show that Social Housing (Rented from Registered Social Landlords and Local Authorities) in 2006 was:*
In the UK: 18%
In the East : 16%

Kennett will have, once a current social/ affordable housing development is completed (Hastoe Homes), a **level of 25% social/ affordable housing**. Currently the local community is finding it difficult to provide sufficient tenants to fill the Hastoe development.
4. The village has poor social (no village shop, village hall and post office) and service infrastructures (Waste water, electricity and water supply services). Overall, the village service infrastructure is not in a position to handle a 'step' development of this size.
5. Church lane is too narrow to cope with the traffic moving on and off the new housing site. The parking issue relating to the Kennett County Primary School exacerbates this narrowness. In addition the road is heavily used by HCVs accessing local distribution depots.

6. The extra traffic generated by any new development will add to already intolerable traffic levels on the B1085 Station Road. In particular, the high level of existing HGV traffic is a major concern. Station road is used as an unofficial 'A road' link for HGVs going southbound on the A11 wanting access to Bury St Edmunds, Ipswich and Felixstowe via the A14, and vice versa. Traffic from the new site will feed through the Station Road / Church Lane junction. Road visibility here is poor due to street parking at the local school in both Church Lane and Station Road. This will significantly increase the risk of a serious accident at this junction.
7. A majority of Kennett residents have expressed the view, through the Kennett Village Plan (published earlier this year), that *"if building is to take place, the conversion of redundant farm buildings and the construction of single dwellings are the most popular solutions, followed by construction on "brownfield" sites or small groups of less than 10 buildings. Development of larger groups of housing has only 3% support"*. This proposal does not meet any of these criteria (see full text at www.kennettvillage.co.uk).
8. The local area is already well served with affordable housing both in place or projected in the adjoining villages of Red Lodge (incorporated within the 2000 + housing development at King's Warren) and the Friskies development of 120 homes in Kentford.
9. There is limited local employment to support the occupants of such a development, especially as there are large social housing and private house developments in the immediate area (Red Lodge, Newmarket and Kentford) which will already satisfy the local employment market.
10.
11.
12.
13.

4. Examination

Please indicate if you would like to (please delete as appropriate):

Participate at the Core Strategy Examination hearing.	Yes
Be notified when the recommendations of the Inspector appointed to carry out the Examination have been published.	Yes
Be notified of the adoption of the East Cambridgeshire Core Strategy and/or Proposals Map.	Yes

5. Signature

Please sign and date below.

Signature.....

Date.....

Monitoring Information

It would be useful if you could give us a few details about yourself. This will help us to check whether a cross section of the community has had a chance to contribute to the consultation. The information in this section will be strictly confidential and used only for monitoring purposes within the Forward Planning team.

Please tick the appropriate box.

Sex Male
 Female

Status Employee
 Self-employed
 Unemployed
 Homeworker
 Student
 Retired

Age 0-16 17-24 25-39 40-49 50-59 60-74 75-84 85+

Ethnic Origin

White British
 Irish
 Other White background (please specify)

Gypsy

Mixed Ethnicity

Asian/Asian British Indian
 Pakistani
 Other Asian background (please specify).....

Black/Black British African
 Caribbean
 Other Black background (please specify).....

Other ethnic group (please specify).....

Disability

Under the Disability Discrimination Act a person has a disability if he/she 'has a physical or mental impairment which has a substantial and long-term effect on his/her ability to carry out normal day to day activities.' Do you consider yourself to have a disability?

Yes
 No

THANK YOU FOR YOUR HELP