

Piney Lodge
66 Cow Lane
Fulbourn
Cambridge
CB21 5HB

19 February 2015

S/2273/14/OL

This planning application is on your agenda for 4 March. One important reason for rejecting it may have been overlooked. That is why I am writing directly to you now.

The applicants have submitted a Design and Access statement which shows the proposed layout of streets within the estate (the relevant pages are 58-61, and 66). More than 60 houses at the Eastern end of this huge cul-de-sac would have to rely on one narrow "lane/private drive" to reach the adopted highway at Teversham Road. That lane must also be used by pedestrians (there is no pavement). This would be a recipe for congestion and accidents.

Provision for parking is also inadequate. The plan requires 110 cars to be parked on the estate streets, but dodges the question of where the necessary bays could be provided. There would be a permanent overspill of cars and vans onto Cox's Drove, Cow Lane and Teversham Road, none of which could safely cope with such parking.

Finally, boardwalks are needed for much of the pedestrian access around (and even into) the site. This shows that these marshy fields are not suitable for housing. And how could such boardwalks be safe for bicycles, disability scooters or prams, especially at night?

I trust that these serious defects in the application, which cannot be mitigated by a simple change of design, will help convince you to reject it on 4 March.

Yours sincerely,

Robert Culshaw