

Dear Sir or Madam,

Application 22/02771/OUT: Land North Of Cambridge North Station Milton Avenue Cambridge Cambridgeshire

The following letter sets out a formal **objection** from Fen Ditton Parish Council to the above application. The objection is on the grounds that the proposals comprise over-development of the site and by virtue of their height, massing and poor quality of architecture will have an unacceptable impact upon their surrounds and particularly the parish of Fen Ditton, including the Conservation Area and a number of listed buildings including the setting of the Grade II* St Mary the Virgin parish church. The proposals are therefore contrary to the Section 12 of the National Planning Policy Framework ('the Framework') and Policy HQ/1 South Cambridgeshire Local Plan 2018.

Fen Ditton Parish Council recognises that the proposed uses are in broad accordance with the Council's aspirations for this location and have no objection in principle to the proposed redevelopment. However the Parish Council have a strong objection to this planning application and the scale and design of the development, particularly in terms of its height and massing.

Policy HQ/1 requires that all new development must be of a high quality design with a clear vision as to the positive contribution it will make to its local and wider context. This includes preserving and enhancing the character of the urban and rural local area.

The proposals will demonstrably fail to make a positive contribution and will not preserve or enhance the character of the area.

Paragraph 126 of the Framework states that 'the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.' Paragraph 134 states that development that is not well-designed should be refused. Paragraph 132 also encourages early discussion between applicants and the local community for emerging proposals. The proposals fail to meet these requirements and we would suggest strong grounds for refusal of planning permission.

Fen Ditton Parish Council previously raised objections to the Novotel at Cambridge North due to its height, massing, light pollution and poor quality design. This has been borne out by its construction with the hotel an oppressive, highly visual and unattractive element viewed from Fen Ditton with a further larger building under construction to the rear.

However the proposals under 22/02771/OUT will have a significantly greater unacceptable impact. As shown from the submitted application documentation, the proposals will exceed the height of the hotel and provide a significant massing across a far wider area. Fen Ditton Parish Council considered the height of the hotel to be unacceptable but we are now faced with a development that takes that height as a benchmark to exceed.

This height and massing in no way makes a positive contribution to the local context and will neither preserve nor enhance the character of the area as required by Policy HQ/1. The impact of the development will be exacerbated by the poor quality of design which is demonstrably not beautiful nor of high quality. The proposals comprise large uniform blocks that are monolithic with little variation or interest and will have a detrimental impact upon the character of the surrounding area as evidenced by the applicant's own submission and LVIA.

It is not clear from the submission whether the proposals have been through any form of Design Review Panel.

Fen Ditton Parish Council would therefore suggest that the proposals should be refused as being contrary to Policy HQ/1 and Section 12 of the Framework. They are demonstrably not a high quality design, nor beautiful and indeed we would suggest they are a poor quality design with a

height and massing that pays no regard to its surrounds and wider context.

Finally the Parish Council also has concerns as to the lack of amenity space for both occupants of the residential properties and those working within this location, providing an unacceptable level of residential amenity and also putting further pressure on Milton Country Park.

We trust that the above comments will be taken into account in the determination of the above application.