Stilton Parish Council's response to the Local Plan Consultations

Site 1: Goldthorns

The Parish Council has concerns about the access on to Caldecote Road to the site and the subsequent road safety

Concerns about drainage and flooding.

Whilst in are Flood Zone 1 area because is it not near the sea or a river, the site is still at risk from flooding due to excess rain water

The proposal refers to shops, there is only one shop and one chemist, both with serious parking issues.

While Stilton may have accessibility to the bus network linking the village to Huntingdon and Peterborough, the current bus times are not practicable for those travelling to work because there is no evening service or Sunday service. A vehicle is still essential.

Conclusion

If the concerns with flooding, drainage and access were addressed, the PC feels that this type of smaller development is more in keeping with the village of Stilton.

Site 2: Land to the rear of The Stilton Cheese Inn

The Parish Council is more in favour of this type of smaller housing development.

As the village grows, there is a serious concern about growing numbers trying to cross the North Street at peak times, and a pedestrian crossing would aid safety.

The PC strongly advocates that any housing development on this site should include restoration of the Grade 2 Listed Stilton Cheese building and for it to be brought back into use. This would protect the heritage of Stilton and improve the current street scene.

The proposal refers to shops, there is only one shop and one chemist, both with serious parking issues.

While Stilton may have accessibility to the bus network linking the village to Huntingdon and Peterborough, the current bus times are not practicable for those travelling to work because there is no evening service or Sunday service. A vehicle is still essential.

Conclusion

The Parish Council has recommended approval to this planning application, providing the Grade 2 Listed Stilton Cheese building is brought back into use.

Site 3: Land off High Street

This site is in the noisiest part of the village. It is is adjacent to an elevated section of the A1M, with 8 lanes of motorway so there is more noise and both air and light pollution.

There is **not** a golf course to the east of the site as reported and while there **was** a golf course to the west, this area has planning permission for social housing. There is limited access to site as the road adjacent to the west for the most part is designated bridleway.

The PC feels that this is a too large a development for the site.

The drainage to the south of the village is questionable and the site does flood.

There is a lack of services, inadequate drainage, no access to mains sewage or electricity

The proposal refers to shops, there is only one shop and one chemist, both with serious parking issues.

While Stilton may have accessibility to the bus network linking the village to Huntingdon and Peterborough, the current bus times are not practicable for those travelling to work because there is no evening service or Sunday service. A vehicle is still essential.

Any development on this site would have massive impact on traffic throughout the village as the site is at the extreme southern end of the village with one road in and the same road out.

Conclusion

Stilton residents have highlighted this site is unsuitable for development.

Site 4: Land off Caldecote Road

While technically only Flood Zone 1, this site does flood and the water has a huge impact on the rest of the village. Historically, this land has been identified as a flood risk and previously building has been rejected because of the flood issue.

The current village drains are inadequate for any increase in capacity.

Ash Road which bordered this side, experiences flooding.

The size of this proposed development is too large for Stilton's infrastructure. The proposal refers to shops, there is only one shop and one chemist, both with serious parking issues.

While Stilton may have accessibility to the bus network linking the village to Huntingdon and Peterborough, the current bus times are not practicable for those travelling to work because there is no evening service or Sunday service. A vehicle is still essential.

The Parish Council is concerned with the access to the site. Access via St Mary's Road means to travel to the school and village centre would be via a tight blind left-hand bend which already is a road safety concern with increased traffic. To use an access point onto Norman Drive, will make the already busy junction with North Street even worse. This was recently highlighted on Channel 4s Location Location Location.

Any proposed development will have a major impact on our road infrastructure.

Loss of green areas for our wildlife is also of concern

Conclusion

Due to the flood risk, road safety and access requirements, the Parish Council is unlikely to support this site.

Site 5: Land rear of 16 - 58 North Street

Although this site currently has planning application in the pipeline, it appears not to be actively pursued.

This is thought to be because of the Great Haddon Development of 5,300 dwellings (including shops, schools, sports facilities) now being actively built out at Norman Cross, homes that will not suffer from the noise, air and light pollution from the A1(M) motorway.

This Stilton site does experience flooding with water flowing to the inadequate drainage to the south, causing further flooding.

The size of this proposed development is too large for Stilton's infrastructure. The proposal refers to shops, there is only one shop and one chemist, both with serious parking issues.

While Stilton may have accessibility to the bus network linking the village to Huntingdon and Peterborough, the current bus times are not practicable for those travelling to work because there is no evening service or Sunday service. A vehicle is still essential.

The planned access for this site is through a more recent development onto North Street. This is already a busy junction. With additional usage causing safely concerns, safety measures such as a roundabout would be needed.

In addition, there is a clear need for a pedestrian crossing on the already busy North Street for the safety of both adults and school children, particularly when walking to school.

The Parish Council is concerned about the noise and air pollution from the A1M.

<u>Conclusion</u>

The Parish Council urges the inclusion of road safety measures such as a roundabout and pedestrian crossing (at least) if the current application were to be progressed.

Site 6: Land South and West of 61 Church Street

The assessment states this site is in Flood Zone 1 but HDC's Fundamental Constraints refer to Flood Zone 3b. This area does flood and affects neighbouring properties. The land slopes towards the village and water travels downhill. The water drains towards the village centre and the amount of water and the force of the water puts pressure on the waterways that take the water out of the village. The force of water is known to lift drain covers and cause flooding in other village areas. The ditch adjacent to the school runs very high and very fast, so is a safety issue as well as a flood issue.

The size of this proposed development is too large for Stilton's infrastructure. The proposal refers to shops, there is only one shop and one chemist, both with serious parking issues.

While Stilton may have accessibility to the bus network linking the village to Huntingdon and Peterborough, the current bus times are not practicable for those travelling to work because there is no evening service or Sunday service. A vehicle is still essential.

Residents are very concerned about disturbance to the bats (a protected species) living in the trees.

Parish Council is concerned about the access to the site. This part of Church Street, is basically a single lane track. The single lane track joined the main road at a blind corner.

The road infrastructure in Stilton cannot manage additional traffic.

Conclusion

In addition to the above issues, the impact of surface water on the rest of the village is of great concern.

Folksworth and Washingley 2: Land adjacent A1 at Normans Cross

This is a ridge and furrow site indicating medieval farming methods and often associated with medieval settlements. Some of the best ridge and furrows can be found in Cambridgeshire. Our heritage should not be destroyed.

The site does flood.

Silton Parish Council have concern about the volume of proposed traffic and the safety of the road junctions.

The junction (junction 16) with the A1M is already extremely busy especially at peak times. The additional traffic from the very large Great Haddon development will only make this worse. An influx of commercial/industrial freight will have a devastating effect on both the junction and the safe access into the village of Stilton.

If this site were to be considered, Stilton Parish Council would require an agricultural buffer zone to maintain the integrity of our village together with landscaping that disguises the development from the road. Stilton does not want to be accessed by a corridor of commercial units.

The bus service may be frequent as described but the bus times are inadequate.

Conclusion

The Parish Council would not support this development as it would have a massive detrimental impact on the village of Stilton, destroying its historic character.