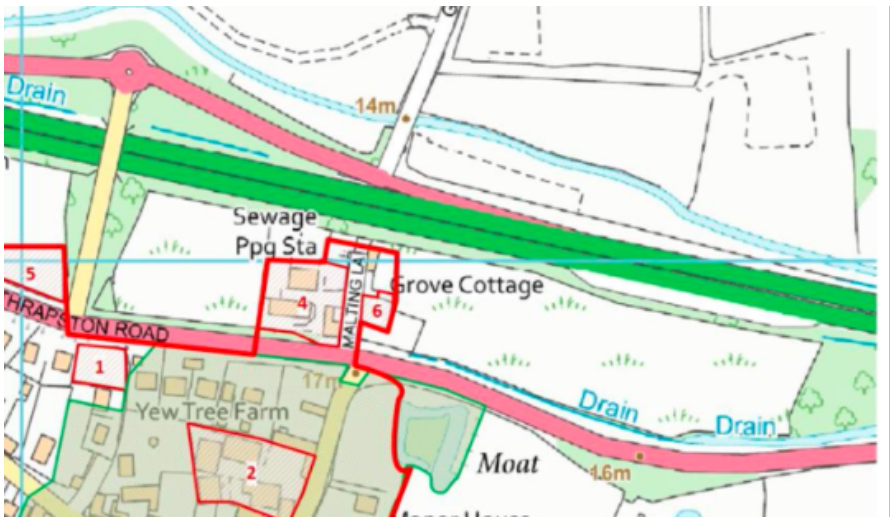
Ellington 5: Land between Thrapston Road East of Ellington and A14 (ref: CfS:23-2422)

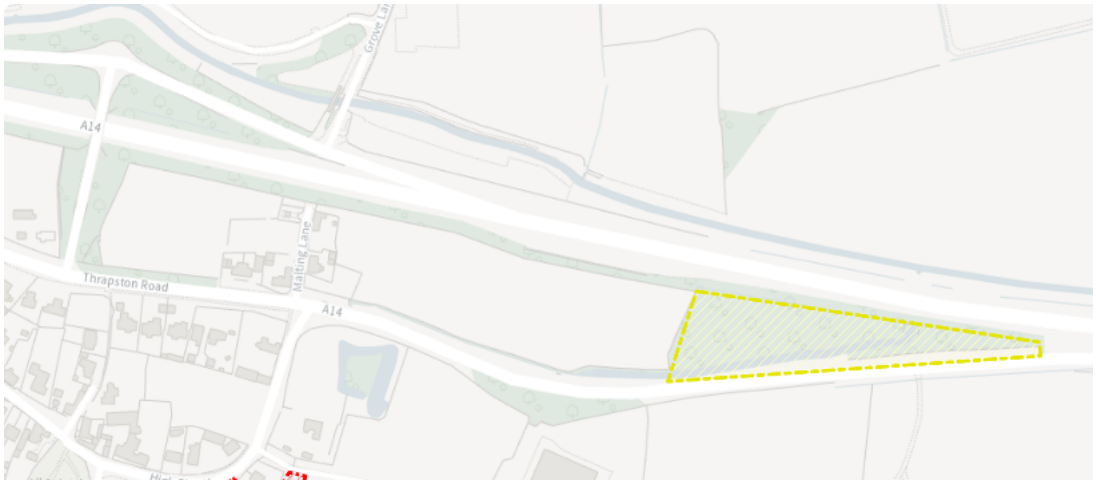
Ellington Parish Council wishes to raise the fact that if the three residential sites in Ellington were chosen to proceed as part of the call for sites process, with the current estimated housing numbers, the total number of houses in Ellington will rise by approx. 48%. Due consideration around traffic, roads, transportation, local schools and amenities would have to be carefully weighed and supported to carry the additional need generated. The three sites are CfS:23-2424 and CfS:23-2421 from the "additional sites" while CfS:35 is from the original call for sites.

Built-up Area Creep

Ellington Parish Council would like to raise a concern that the proposed site for this development is disconnected from the village and built-up area defined in the Grafham and Ellington Neighbourhood plan and shown in the figure below. The concern is around the land in between the built-up area and proposed site. If the development is completed, it could lead to infilling with further developments to connect it to the main village.



The following map shows the location of the proposed site and its proximity from the village.



GENP 1 – Definition of ‘Built-up-Area’ (Settlement

The settlement boundaries of Grafham and Ellington are defined in Figure 18 and Figure 19; this defines the ‘built-up areas’ for Grafham and Ellington. This serves the purpose of directing the growth of the settlement and protecting the countryside from encroachment.

Within the settlement boundary proposals will be supported where development would not adversely affect the structure and form of the existing settlement and the undeveloped nature of the surrounding rural areas; and would respect its landscape setting.

The land outside of the built-up areas is considered to be countryside where a proposal will only be supported where there is material evidence of a local community need, a need that would be met by the proposal, or where the proposal complies with requirements of other policies in national or local policy; including but not limited to development that requires a countryside location; is for agriculture, horticulture or forestry; or is related to community, leisure or recreation uses.

Ellington Parish Council would like to refer to the following extracts from the Grafham and Ellington Neighbourhood Plan as a further risk for this development given its proximity to the Ellington brooks. The immediate concern of flooding would be the site itself and the adjacent A14 road.

GENP 13 – Flood Risk and Drainage

A proposal shall neither exacerbate existing water supply or wastewater issues nor create water supply or disposal issues for properties elsewhere in the neighbourhood plan area.

A proposal for a new development shall provide a surface water drainage solution using a sustainable drainage system that does not discharge or risk discharge, to the existing foul sewer systems in the villages. Surface water drainage design shall comply with the guidance given in the Cambridgeshire Flood and Water Supplementary Planning Document and the CCC Surface Water Drainage Guidance for Developers. It shall be noted that these documents prohibit soakaway design infiltration rates lower than 1x10-6 m/s. It is anticipated that soakaways in the heavy clay soils in the neighbourhood plan area will not be possible. Where this is the case, other infiltration methods such as swales, ponds and wetlands shall be explored or, where demonstrably unsuitable, such alternatives as may be acceptable to the local planning authority with the advice of the Lead Local Flood Authority.

A proposal shall not increase flood risk from any form. A site-specific flood risk assessment in line with the requirements of local and national policy advice shall accompany a proposal on a site with an identified risk of flooding or where otherwise justified by the local planning authority.

Ellington Parish Council welcomes the development if it meets the following policies while fulfilling other policies.

GENP 8 – Electric Car Infrastructure

A proposal that provides electric vehicle charging points that are available to the community and visitors will be supported.

A proposal for new developments which include EV charging points that are appropriate to the scale and nature of the development concerned will be supported.

GENP 6 - Tourism

The expansion of existing tourist, recreation or leisure facilities will be supported as will a proposal for the creation of new sustainable tourist, recreation or leisure facilities where identified needs are not met by existing facilities.

A proposal for new or expanded tourism, recreation or leisure facilities is required to demonstrate that all possible efforts have been taken to avoid harm on the Grafham Water SSSI and other designated nature sites and habitats and not cause harm to the countryside, resident amenity and to heritage assets and their setting. If harm is unavoidable, it must be minimised as much as possible and then mitigated.

Any such expansion would also need to include sufficient parking within the site to ensure there is no material detrimental impact on access and street parking within the village. And also ensure there is appropriate access by multi-use paths (see Policy GENP 9).

GENP 9 – Multi-use paths

A proposal that enhances the footpath, cycleway or bridleway network within the neighbourhood plan area will be supported where it:

- Extends public rights of way, enables opportunities to connect public rights of way into the wider public rights of way network or delivers new public rights of way in suitable locations; or
- Develops links to other forms of sustainable transport such as bus or rail; or
- Improves existing pavements to make them more accessible for all users including children and the disabled; or
- Provides cycle routes which enable direct, convenient and safe connection to other routes, including a link between Ellington and Grafham and onwards to Grafham Water and Huntingdon.