

Appendix 1

Please find attached the completed planning recommendation from Caldecote Parish Council in respect of the above application. Thank you for allowing the Council extra time to consider this.

The Parish Council objects on the following grounds:

Caldecote is identified as a group village in policy ST/6 of the adopted core strategy and policy S/10 of the emerging local plan. Both policies state that development or re-development in group villages should be a maximum of 8 dwellings, or 15 dwellings where this would make best use of a brownfield site. The present application is for up to 71 dwellings, which represents a significant departure from policy.

The Parish Council recognises that these policies are considered to be out of date with respect to the current 5 year housing supply issue. However, paragraph 14 of the NPPF states that there is a presumption in favour of sustainable development, and where relevant policies are out of date, planning permission should be granted for development unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole. The Parish Council considers that Caldecote is not a sustainable location for the scale of development proposed, having regard to the level of services and facilities in the village and access to nearby services and facilities by means of sustainable transport. The infrastructure and services are already at capacity due to the huge growth in the size of the village – more than 300% – before the adoption of the 2007 Local Plan. Consequently the Parish Council posits that policies ST/6 and S/10 still form a material planning consideration.

With regard to specific areas of infrastructure and services, the Parish Council would make the following comments:

1. Drainage.

In August 2014 Caldecote experienced a serious flash flood which rendered a number of dwellings in the village, some of which are in the immediate vicinity of the proposed development, uninhabitable for a period of months. Despite this incident being labelled as a 1-in-100 year event, it is the third such occurrence in the last 21 years. Additionally, the northern and southern parts of the village regularly flood during periods of heavy rainfall.

The plans for the proposed development indicate that surface water runoff will be collected in an attenuation tank prior to being discharged into the public sewer in Blythe way. A parish Council inspection and an independent survey, both conducted in January 2015, confirmed that surface water runoff is entering the foul water system at Blythe Way as well as at a number of other locations in the village. It is the Parish Council's view therefore that the attenuation tank strategy will not address the risk of flooding to houses surrounding the development, the remainder of Caldecote to the south of the site, and to Toft and outlying houses.

With reference to Foul Water drainage, the Sewage works at Bourn are at capacity and need to be upgraded to cope with any increase in volume. Additionally, the Pumping Station at the southern end of Caldecote regularly becomes overloaded and has in the past led to foul water and sewage runoff into property gardens, causing significant environmental issues for residents. Pumping tankers are a regular feature at this station.

It is the Parish Council's opinion that the proposed development will lead to a greater frequency of failures of the pumping station and that no attempt has been made by the applicant to address the wider issue of flooding in the village.

2. Education Provision.

The County Council have stated that the pupil roll for Caldecote Primary School in September 2015 was 197, with a capacity of 210 and a Published Admission Number of 30, leaving capacity for approximately 13 pupils.

The 2011 census shows that the average number of occupants per household for Caldecote was 2.66. This figure multiplied by the number of proposed dwellings (71) gives rise to a projected increase in the population of Caldecote of 189 people. The census further shows that 15.8% of the population is under the age of 9 and therefore will require a primary school or early years placement. Rounded up, 15.8% of 189 is 30.

The Parish Council are therefore of the opinion that there is insufficient capacity at the primary school to take the pupils that the proposed development may generate. It should also be noted that the population of Caldecote has increased since the last census. Additionally, there are two other speculative developments proposed for Caldecote, which if approved, will generate an increase in primary school aged children that will be well beyond the means of the school to cope with. It should also be noted that there is no physical room for an expansion to the school on-site.

3. Healthcare Provision.

There is no medical practice in Caldecote. Bourn surgery has 5,962 patients. Comberton surgery has 9,109 patients and Cambourne surgery has 10,747 patients. The proposed development will put increased pressure on these facilities.

4. Sustainable Public Transport.

Caldecote is served by a once-per-day bus service from the two stops on Highfields Rd which leaves Caldecote for Cambridge at 07:02 am. A more frequent bus service travels along St Neots road but it should be noted that the bus stops, at 3-4 km from the proposed development, are outside the designated walking distance as prescribed by the Institute of Highways and Transportation. The 2011 census reveals that 75% of caldecote residents travel to work by car.

5. Utilities.

The existing supplies of water from Bourn Reservoir and the water towers that serve Cambourne may not be sufficient to supply the proposed development. Additionally, there is no evidence that Gas supply pressure will be sufficient for the new homes.

The Parish Council requests that this application goes to SCDC Planning Committee and wishes to state that if the concerns above are addressed they would be minded to consider an amended application. They also feel the addition of a retail unit into the proposals would enhance their appeal.

Kind regards

Simon Crocker

Parish Clerk & Responsible Financial Officer
Caldecote Parish Council