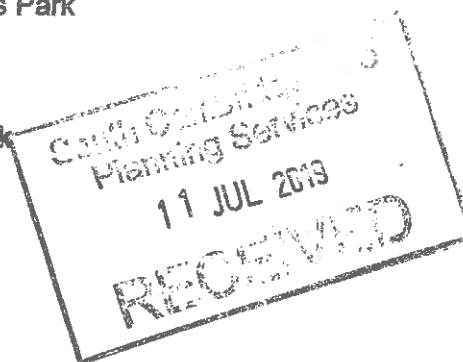


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 CB23 6EA
 www.scambs.gov.uk
 0345 045 5215



**South
 Cambridgeshire
 District Council**

Frances Laville,
 Caldecote Parish Council Clerk
 32, High Street
 Great Eversden
 Cambridge
 Cambridgeshire
 CB23 1HW

Planning and New Communities

Contact: Rebecca Ward

Tel: 03450455215

Email: planningcomments@scambs.gov.uk

Our Ref: S/4619/18/RM

Date: 19 June 2019

Dear Sir/Madam

Proposal: Approval of matters reserved for appearance, landscaping, layout and scale following outline planning permission S/2510/15/OL for phase 1 (66 dwellings) of the residential development with associated infrastructure.

Application Ref: S/4619/18/RM

Location: Land east of Highfields Road, Highfields Caldecote, Cambridgeshire, CB23 7NX

Applicant: Hannah Short, Linden (Highfields Caldecote) LLP

Please click on the link <http://plan.scambs.gov.uk> to view the amended documents/plans in respect of the above proposal.

- Amendments to Design code and Design and Access Statement
- Amendments to layout, elevations and floor plans
- Amendments to landscaping and biodiversity plan
- Amendments to surface water drainage strategy

As the website updates overnight, these will be available to view the following day.

Please note any comments you wish to make on the planning application will be uploaded onto the Councils website prior to the case officer reviewing them. Please see our privacy notice below. Please contact the case officer directly if you have any concerns with this or if certain information needs to remain private and confidential.

I would appreciate any comments that you may have within **21 days** of the date of this letter.

Yours faithfully

*PLEASE NOTE COMMENTS ATTACHED ARE FULLY ENDORSED
 BY THE PARISH COUNCIL*



10/7/2019

From: Mary-Ann Claridge <maryannclaridge@gmail.com> on behalf of Mary-Ann Claridge <[REDACTED]>
Sent: 04 July 2019 09:40
To: Katy Reeves; <parishclerk@caldecote.gov.uk>; Caldecote Parish Councillors
Subject: Linden development plan (S/4619/18/RM) notes

At the last meeting I said I would look over the plans and pass on any information that might be useful.

I have separately submitted my own objection, but I **objectively** believe the points below will be useful to the Council, and the wider village.

These are points I would have raised at the meeting, but I can no longer attend.

If you need help to formalise any of this wording to pass on to the District Council, please contact me.

S/4619/18/RM – Notes for Parish Council

This resubmitted proposal is largely unchanged from the original proposal. Virtually every point of your original objection still stands. In addition, the points below refer to the updates.

- Drainage is still inadequate. There is a swale to take overtopping from the Award Ditch, but as this swale is supposed to also mitigate all the water from within the northern two thirds of the site, and entering from the north, it is not clear that this will mitigate village flooding issues. Details of my objections on the grounds of drainage are in the attached objection.

Note – Drainage Officer finds the plan unacceptable.

- The Design Code only covers the phase 1 area of the site. It excludes the southern half, so is inadequate. The plan does not define the handling of the southern half of the site. Apart from the removal of the roadway, this proposal is largely unchanged from the earlier version, so the layout still constrains the later development, leaving no space to make changes to the layout indicated in the original proposal.

- Some of the internal roads appear not to be built to adoptable standards (see statements by Highways dept - "From the information contained within the Design and Access Statement the Local Highway Authority will not seek to adopt in its present format the proposed Secondary Streets and Tertiary Lanes due to the proposed dimensions as shown on page 32 point 5.0")

- There is no road access to the new pumping station – how is this to be accessed for construction/maintenance?

- Design Code p10 indicates there is a medical practice in the village, in West Drive

- Design Code includes Ecology Corridors – the southern one needs to connect to the wider ecological environment

- Removal of hedgerow along Highfields Road (Design & Access Statement P 21, and "Trees retained along Highfields Road to screen site and undergrowth removed along central open space to open up to surrounding area" P 26) . This is out of character for the village, as compared with the public open space south of the shop (Village Green), where existing hedging to the road was left in place. Opening up the hedgerow will significantly change the character of the entrance to the village, and goes against all the comments by villagers in producing the VDS, where hedges were highly valued. Leaving the existing hedging was a condition on the outline development.

- Building height - 2.5 storey houses, 3 storey apartment buildings (Design & Access Statement P 24). In particular, on looking in the entrance road, the view will lead directly to a 3 storey building (Design Code P 24)

- Allotments & community orchard – replaced by ‘edible planters’ which are sited in the ‘private’ areas at the rear of the apartment blocks – not exactly available to wider community
- Badgers relocated to artificial sett, immediately adjacent to existing housing (Design & Access Statement P 25)
- All affordable housing in 2 large clusters housing (Design & Access Statement P 29 & Design Code p28). These clusters are very large, especially compared to the rest of the village. It is not clear how the remaining affordable housing will fit in the southern half of the site.
- Note error in transport statements throughout documentation (Design & Access Statement P 51 “The nearest bus stop to the site is 400m north on St Neots Road”) It is almost exactly 800m away, at the extreme limit of accepted normal walkable distance (this was discussed extensively at the Public Inquiry).
Also used in response to sustainability questionnaire: P 56: “Does the scheme have good access to public transport to help reduce car dependency? - Existing bus stop 400m north on St Neots Road with services to Cambridge and Cambourne.”
- The Public inquiry established that the local cycle network is inadequate. However Design & Access Statement (P 51) plans for cycling as part of the transport planning, stating: “In order to encourage cycling as an alternative mode of transport to journeys by car, these proposals are well integrated with the pedestrian and cycle movement network in the surrounding area which will provide safe and convenient access by cycle to local facilities.”
- There is no Travel Plan as required by the planning inspector (Outline planning travel plan allowed for just 7 journeys from the 140 houses)

Regards