

Michael Sexton

From: Polly field <cllr.field@caldecote.gov.uk>
Sent: 11 October 2021 15:56
To: Michael Sexton
Cc: Alan Melton; k.reeves@caldecote.gov.uk
Subject: Caldecote PC response re: 21/02265/FUL

Dear Mr Sexton

Re: 21/02265/FUL

I understand the position of Caldecote Parish Council on this application is incorrectly stated. It was agreed at the Caldecote Parish Council meeting on 3rd June 2021, and minuted in <https://caldecote.gov.uk/wp-content/uploads/2021/07/Minutes-3rd-June-2021.pdf>, that:

It was **RESOLVED** to object to the application on the grounds of overdevelopment and overcrowding of the site, the location outside the village development framework and the inappropriate nature of the development for a semi-rural location. If officers are inclined to support the application, the Parish Council requests that it be sent to the Planning Committee for a decision. It was further resolved that the issues identified in Mr Claridge's report (attached) be noted in the comments from the Parish Council. Proposed JB, seconded JL. Cllr T Hawkins abstained from the vote.

Mr Claridge's report referenced above is attached at the end of the letter

Please ensure that this corrected position is taken into account when considering this application

Kind Regards

Cllr Polly Field

Chair Caldecote Parish Council

We encourage the Parish object in principle to the Linden phase 2 application:

- Previous outline consent was only given because, at that time, there was not a 5 year land supply, so the NPPF overrode the Local Plan. That no longer applies, so development should be according to the Local Plan.
- South Cambs objected to the previous application for outline consent sufficiently strongly to challenge the plan through to Public Inquiry. All the reasons for objection still stand. All that has changed is that the Local Plan now has force.
- Development of the site would go against the Local Plan: It is outside the village development boundary, and is not listed as an exception site. Therefore it should not be developed.

- Even if it were deemed as inside the village boundary, Highfields Caldecote is a Group Village, so development should be limited to 8 houses for a greenfield site, or 15 for a brownfield.
- All the brownfield land on the whole site was taken into the Phase 1 development, so this area was then greenfield, and should still be treated as such, to avoid benefitting developers for putting tarmac on top of a greenfield site.
- Allowing this development would give rise to precedents for developments going against the Local Plan.

Included with that objection we would like the Parish to include the following comments to SDCD in the event the application is successful:

Boundary with houses on Clare Drive & Damms Pastures.

- We wish to ensure that the requirement to retain the boundary vegetation with Clare drive is consistently stated. Note section 4.23 of the Landscape and visual impact assessment, section 4.23 quote: "Boundary vegetation [with Clare Drive] includes Hawthorn, Ash, Blackthorn and English Elm. This vegetation should be maintained where possible to reduce potential views of the residential properties of Clare Drive."
- Before any boundary vegetation is removed adjacent owners must be consulted and an agreement reached. For example Covayancing documentation from the construction of Clare Drive (and Damms Pastures) shows that the boundary runs down the centre of the vegetation separating the phase 2 development and Clare Drive. Linden can not make unilateral decisions on the boundary treatment.
- There are inconsistencies between the soft landscaping plan and the Landscape Assessment. We would like to verify the detailed plans, and intend that the existing trees and hedging should be retained, along the boundaries, and supplemented with native hedging, such as Hazel, Quickthorn etc.

Street Lighting

Please provide street lighting with the minimum light spillage where the development backs onto the gardens of adjacent properties. Please consider if street light is required after midnight.

Surface Water

- The detailed review of the drainage is still underway, any comments to follow in subsequent email.
- However we note that some of the phase 1 drainage that was supposed to be completed before phase 1 development commenced still has not been completed (the attenuation pond was not started as of a couple of weeks ago, as we can not see the eastern enclosing ditch). So maybe we can get the Phase 2 drainage installed before phase 2 building starts and encourage SDCD to police this ...

• Housing along the Clare Drive/Damms Pastures boundary should be built at the natural land level. The ground level should not be raised, as has been previously proposed.

Public footpaths

We would welcome early completion of the footpath (even with temporary routing) to complete another circular walk from East drive/hardwick woods.

Sewage

Still have concerns about all of the additional sewage. The sewage pumping station associated with the site should have temporary underground storage in excess of what normally be provisioned to average out the rate sewage is pumped into the village.

Sent from my iPhone