

New FILE - PGC)

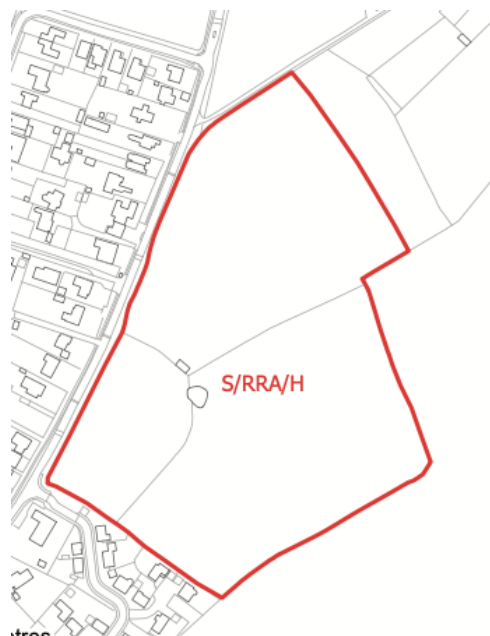
Amendments To Local Plan:

S/RRA/H Land at Highfields (phase 2), Caldecote

The local plan for S/RRA/H Land at Highfields (phase 2), Caldecote should be amended to account for both factual errors and alignment with previous planning applications for this site if this land is retained within the local plan.

See below for revised plans and wording, justification, and additional information presented in Appendix to this document.

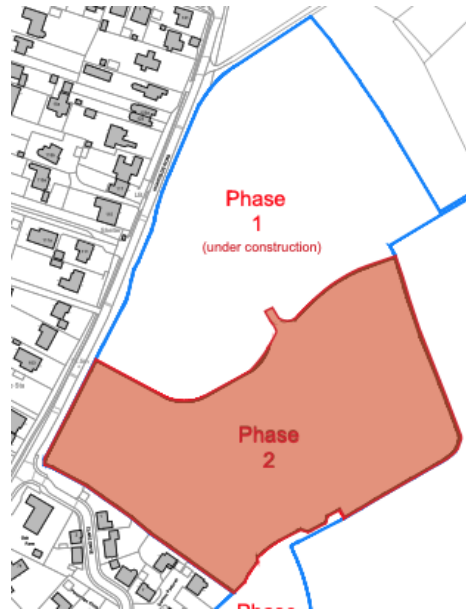
Current site map



Corrected site map

This site plan is incorrect as it includes land already under construction as part of Linden Phase 1.

In the map below (taken from the 'Design & Access Statement Land East of Highfields Road Highfields Caldecote - Phase 2') submitted by Linden Homes as part of application 21/02265/FUL the undeveloped land is red, marked as Phase 2, in the map below and has an area of 2.6 Ha.



Current wording

S/RRA/H Land at Highfields (phase 2), Caldecote

- Site area of 6 hectares
- Capacity for approximately 64 homes
- Site with lapsed planning permission in close proximity to Cambourne to Cambridge Public Transport Scheme stop
- Development should accommodate the following constraints:
 - Provide substantial landscape buffer on eastern boundary.

Corrected wording

S/RRA/H Land at Highfields (phase 2), Caldecote

- Site area of **2.6** hectares
- Capacity for approximately 64 homes
- Site with lapsed **outline** planning permission granted while **there was not a 5 year land supply** in close proximity to Cambourne to Cambridge Public Transport Scheme stop
- Development should accommodate the following constraints:
 - Provide substantial landscape buffer on eastern boundary **and on south-west boundary (boarding Clare Drive).**
 - **Development to be subject to approval of a detailed surface water flooding mitigation plan by the relevant Flood Authority with an impact review for both the site and the surrounding village.**

Justification for changes to wording

- Current site area to 2.6 Ha
 - The corrected site area taken from map revision (see above).
- Addition 'and on south-west boundary (boarding Clare Drive).'
 - See appendix that details that a provision of a landscape buffer boarding Clare Drive is documented in previous planning applications and in the adopted Village Design Statement,
 - Also landscape buffers on all boundaries were stated in the previous planning permission
- Add 'Development to be subject to approval of a detailed surface water flooding mitigation plan by the relevant Flood Authority with an impact review for both the site and the surrounding village.'
 - Severe surface water flooding incidents documented in Appendix combine with a heavily compromised surface water drainage network for Caldecote have involved the LLFA in all previous planning applications for this site together with significant site specific surface water flooding mitigation
 - Also, approval of surface water flooding plan, and timetable of works to implement the plan were conditions of the previous planning permission
- Strike 'in close proximity to Cambourne to Cambridge Public Transport Scheme stop'.
 - There is no bus stop 'in close proximity'.
 - The nearest bus stop is currently more than 870 metres (0.54 miles) from the center of the site (average walking distance)
 - This is more than the 800 metres considered to be a 'walkable neighbourhood' as documented by the DoT 'Manual for Streets' (and other similar planning guidelines), therefore no public transport for the site may be considered as 'close proximity'.
 - Under development of Bourn airfield (Local PPlan 2018 SS7) it is currently documented the local transport stop will move to west to over 1200 metres from the development site, further decreasing the proximity to public transport. This is further documented by the recent Cambs Consult map (<https://consultcambs.uk.engagementhq.com/making-connections-2021>) which shows the Highfields stop completely removed.
- Add 'while there was not a 5 year land supply' and 'outline'
 - Outline permission was only granted under appeal as the lack of land supply over-rode the Local Plan that would have otherwise blocked development of a site in a Group village, and outside the village development boundary.
 - Clarify that lapsed permission was outline permission only.

Appendix Evidence: Landscape buffer to south west.

The requirement of the retention of existing hedging, and the reinforcement of this into a landscape buffer to south east (bordering Clare Drive) is supported by the following existing planning documents:

Outline Planning application (2015)

The Gladman's Design and Access Statement (Land off Highfields Road, Highfields Caldecote July 2015) form document set presented to planning inspector resulting in outline planning permission. See diagonal green hashing.

Land off Highfields Road, Highfields Caldecote | Design & Access Statement



VDS (2018) - Published

Caldecote Village Design Statement adopted January 2020

<https://www.scambs.gov.uk/media/14387/caldecote-village-design-guide-spd.pdf>

Quote: 8.4 Reflecting the green boundaries traditionally used at plot boundaries, new development next to existing plots should provide a landscape buffer to them, made up of ditches and/or hedges, thereby providing an attractive and biodiverse buffer between plots.

VDS (2018) - Consultation Workshop

The VDS consultation workshop organised by SCDC with village residents from Nov 2018 (enabled with SCDC representatives present) developed the following consultation map that showed the required landscape buffer. See annotation 'retain hedgerow'.

Appendix Evidence: Surface Water Flooding Risk

VDS (2018) - Published

Quote: Flooding is a key issue in Caldecote, particularly at Highfields where the land surrounding the village is clay and slopes toward the village. A significant flood event in 2014 left many existing dwellings uninhabitable, and Climate Change will increase the risk of flooding in the future.”

From section 8 of Caldecote Village Design Statement adopted January 2020
<https://www.scambs.gov.uk/media/14387/caldecote-village-design-guide-spd.pdf>

From page 21 of the VDS the following page extract shows reported flooding surrounding the development site, with some flooding houses uninhabitable. (orange dots)



The source of some of the surface runoff causing the flooding mapped above is from the proposed land to be incorporated into the local plan.

All previous planning applications for the site have involved extensive measures to move surface water away from the village (specifically Highfields road), and to encircle the development to protect the surrounding existing habitation from