

Summary of Comments	Response
<p>Impact on Area</p> <ul style="list-style-type: none"> Local Residents would like to see a development in keeping with other modern developments in Caldecote i.e. plenty of 4-5 bed detached family homes. 	<ul style="list-style-type: none"> The site will deliver a mix of housing which will include 40% affordable housing, as required by policy.
<p>Site Location Issues</p> <ul style="list-style-type: none"> Existing residents are looking to move to a larger property within the area. 	<ul style="list-style-type: none"> The development will provide a mix of 1-5 bedroom properties.
<p>Facilities/Services</p> <ul style="list-style-type: none"> Concerns over the ability of the local primary school to cope with additional primary school-aged pupils Local bus service needs improving Some residents would like to see a new shop on site 	<ul style="list-style-type: none"> Through consultation with the relevant statutory consultees, it will be determined whether a contribution towards education is required. A financial contribution through a S.106 Agreement will be provided if deemed necessary and CIL compliant. There are already two local shops within 1km of the centre of the site. We believe an influx of new residents will help sustain the existing local shops.
<p>Flooding/Drainage</p> <ul style="list-style-type: none"> Residents are concerned about how the site will be effectively drained 	<ul style="list-style-type: none"> Gladman Developments commissioned Lees Roxburgh to produce a Flood Risk Assessment on the site. Attenuation ponds will be located on site to help against any potential flood risk. The site is located within Flood Zone 1. Therefore, the probability of flooding is less than 1 in 1000 (<0.1%) and residential development is an acceptable use. A new surface water drainage system will be provided by the proposal, which will alleviate flooding on Highfields Road and allow surface water to infiltrate through the catchment more effectively. Further details of this are explained in the FRA.
<p>Design</p> <ul style="list-style-type: none"> Concerns over density and scale Existing residents would like to see the hedgerows retained along the site frontage The natural space / ecological buffer in the centre of the site is seen as a benefit 	<ul style="list-style-type: none"> An illustrative masterplan has been designed which shows a development of up to 140 dwellings, this is at a density of 33 dwellings per hectare and is policy compliant The existing hedge and trees along Highfields Road will be retained