

(e) It is questionable if the existing infrastructure in the area is adequate to service the level of development being envisaged.

The Society would comment that services to existing residents should not be adversely affected by development and developers should fully fund any investment made necessary as a result of the development. The Society notes that it is reported that the foul drainage system in Cliffe Woods has been overloaded as a result of excessive development and it has become necessary to use road tankers to supplement the sewer.

Without prejudice to the Society's objection, in the event of consent being granted for the development, the Society would suggest that conditions are included:

(i) To control the maximum height of the development; Grounds - to maintain the rural character of the area and in the interest of amenity. A limit of two storeys should be set.

(ii) As far as possible, terrace housing should be avoided. The site is outside the centre of the village where terrace housing would not normally be sited; Grounds - to maintain the rural character of the area and in the interest of amenity.

(iii) To protect the existing trees on the site; Grounds - to maintain the rural character of the area and in the interest of amenity.

(iv) The provision of sufficient on site parking, including visitor parking, to prevent the need for on street parking (unless this forms part of the overall design provision). Tandem parking should be avoided. Grounds - to prevent overspill parking and maintain the free flow of traffic.

(v) Consent should be conditional on a planning agreement that the developer will fund any extension or improvements required to service provision as a result of the development; including, if necessary, the provision of a bond to be held by the Local Planning Authority sufficient to fund such works to include water supply, gas supply, foul drainage, electricity supply, and telephone should it become necessary, noting the scale of the proposed development. Grounds - to ensure that the development is adequately funded and that existing services are not overloaded or compromised.

The above suggestions are put forward in view of the scale of the development and the number of dwellings proposed. It is also noted that this is one of a number of recent outline planning applications amounting to 520 residential units with a further 730 the subject of a recent scoping.

Yours sincerely



Mrs P Lippiatt
Secretary