

## LINDEN HOMES PROPOSAL consultation

In the Parish Newsletter (August 2016) a list of some 23 opportunities were identified that the Linden Homes proposed development could provide for the village.

These are shown down the left hand column and an assessment has been made of how much of this list and to what extent these opportunities are indicated in the first draft of the Masterplan are commented upon in the right had column.

We welcome the open meeting on Thursday to give all in the village the opportunity to comment further or to point out other opportunities to the developer that we would like to see associated with this major development.

Opportunities identified for the village include:	Assessment of Masterplan Draft against this list.
<b>Biodiversity/Environment</b>	
1. Provision of extensive landscaping to the north of the site.	This a most welcome and valuable provision, more detail is needed of the range of habitats to be created with indication of native tree and shrub species mix in woodland and hedge borders ,wild flower meadows and ponds etc to be provided . Would seek that a perimeter footpath/ cycleway be created with safe links to footpath network and provision made for a safe crossing of A142. Provision for dog walking which should need to be excluded from the whole playing field complex.
2. Safeguarding the existing biodiversity of trees and hedges, linking (1) to form wildlife corridors within the development.	Would like to see Phase I Habitat Survey of the site and a clear indication of how the wildlife corridors will be linked to the existing features and the new extensive landscaping on the perimeter.( see 1 above) Following on from Phase 1 Habitat Survey would suggest an Archaeological assessment of the site is required and assessed prior to detailed plans for the site being considered.
3. Provision of new green space and new play areas for toddlers, juniors and youths.	The Parish Council has adopted standards set out in the document and benchmark guidelines “Fields in Trust” to assess necessary provision in new developments. We would wish to see the developer adhere, at a minimum, to these guideline both in terms of design and in quantity concomitant with the scale of the development being proposed. In the next iteration of the Masterplan we would like to see a lot more detail of proposals in this respect. The guidelines deal inter alia with formal play areas, MUGAS, skate parks, All-weather courts and Sport pitches as well as green space.
4. Use of best practice green building techniques.	Would like to see developers commitment to such standards and maximising opportunity for solar gain and use of PV arrays, heat pumps etc
5. Linking to the footpath and cycleway network.	Would like to see how and where this is to be delivered
6. Provision of land for new burial ground (perhaps not on this immediate site).	Early indications and debate suggest that the initial siting of the burial ground on Masterplan is not suitable. Would like to see commitment to locating and commitment to an alternative site.
7. Provision of land for allotments.	Gardens on SUT1 for smaller houses are very small. Provision of an area for allotments covering 0.15 ha would be sought in the final plan.

<b>Built environment and housing</b>	
8. The site should be broken down with different styles and ranges of accommodation to meet housing needs, and should include for at least 30 per cent affordable housing and detailed mechanism for its delivery	SUT 1 detailed layout suggests this style and mixture can be achieved, no mechanism for delivery is yet detailed for affordable housing. Would like to see this commitment being very firmly made by the developer. This same balance of housing type and commitment to affordable housing should be made across the balance of the site.
9. There is scope to build on the existing community facilities to create a village green resource focused on new playing fields, the school and the Brooklands Centre.	The area at the eastern end of the site is indicated as leaving room for two adult football pitches, but makes no attempt to consolidate and compliment on the existing provision. Would like to see a comprehensive assessment of playing field, new all-weather pitch and MUGA and skate park together with new pavilion/changing room /storage and grass maintenance facilities accessed from the new housing roads. .
10. Ensure stepped development of local services, and safe transport and traffic links.	See Local Services and Transport sections below. Is the indicated cycle link through to the Orchards deliverable?

<b>Business</b>	
11. Ensure the provision of highest speed broadband to all.	Need to see this commitment detailed.
12. Safe links by foot and cycle to all local businesses.	See 1 and 10 above.
13. Consider the provision of small starter business units on site	No indication provided
14. Expansion of larger B2/B8 businesses off the immediate site.	No indication provided

<b>Local services</b>	
15. Extension of health facilities, capacity in the local school, and provision of permanent library services will be encouraged in order to keep pace with the needs of an expanding local population.	An assessment of the capacity of the local school in current size needs to inform whether 300 + houses required additional provision. Similarly an assessment of pressure on Health Centre/Surgery needs to be made to assess need for additional provision/expansion.
16. Retention of existing shops, services and facilities will be supported, and additional retail and community facilities encouraged to broaden the village's offer.	No indication provided.

<b>Sport and recreation</b>	
17. Provision of two additional adults' football pitches and a new pavilion.	See 9 above. There are over 200 players registered for Sutton Rangers, playing on 2.5 pitches. Adult teams cannot play at home, and much of the training of all age groups has to take place in Witchford. The provision indicated on the current plan is inadequate to meet the established need from the current population and with 300+ houses being built a much more radical solution is sought.
18. Provision of an all-weather sports pitch facility.	To be included in 17 above.
19. Provision of a skate park facility.	To be included in 17 above
20. Providing linking access to existing footpaths and bridleways.	See 1, & 10 above

<b>Traffic and transport</b>	
21. Undertake a study of the traffic generation aspects of any new development, and pressure on the A142 roundabout and Mepal Road roundabout at peak travel times.	No indication given. A detailed study is requested.
22. Promote links to the guided bus route at Longstanton.	No indication given
23. Ensure safe traffic flows through development and encourage pedestrian and cycle links to the school and retail facilities in the village.	Little evidence given that this has been thought through. There is also inadequate provision for visitor parking to the smaller housing units on SUT1. Two parking spaces off road for each dwelling does not allow for visitor parking. Proposals to supply more off road visitor parking in the denser housing sections is essential.

Other comments	
1.	Following on from the consultation and before the final hybrid plan is submitted for formal planning assessment could the revised submission taking account of all the points made above be resubmitted for comment to the community , through the Parish Council ?
2	
3	
4	
5	