

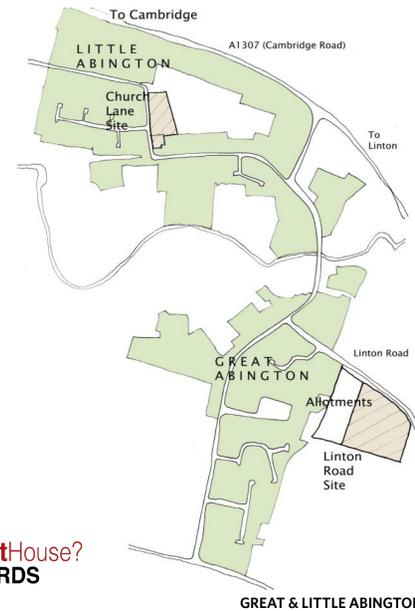
Welcome

Welcome to this public consultation for the proposed developments at Linton Road for 45 new homes, and at Bancroft Farm for 9 new homes.

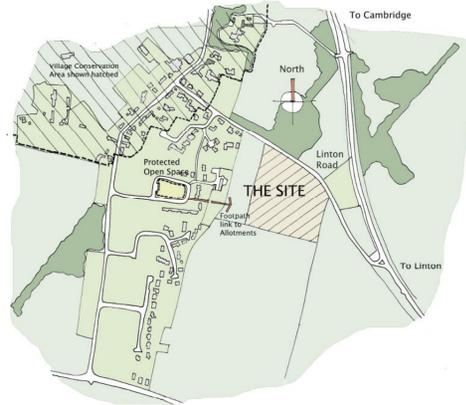
The following series of exhibition boards provides information on the design and planning process for the scheme, describing the thought process behind the emerging plans and outlining what the proposed next steps are.

Consultation and feedback are integral to this process, whilst consultation with both South Cambridgeshire's planning team and the Council for Abington Housing has and will continue to occur, this event is designed to provide the opportunity for local residents to contribute and become involved with shaping proposals in your local area. We hope you will share with us your thoughts, ideas and comments in relation to what is being proposed.

The project is being led by Hill, an award winning top 20 housebuilder, who has delivered numerous successful schemes within the Cambridgeshire area. Our homes are distinguished by their high quality design, functionality and sustainability and as a result, they are attracting significant endorsements in both consumer and industry awards. In November 2015 we received the highest accolade of all - the WhatHouse? Housebuilder of the Year - along with 7 other awards in various individual categories.



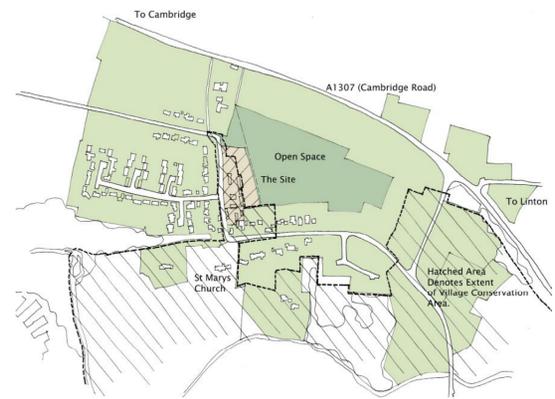
Site Location & Existing Use



GREAT ABINGTON SITE LOCATION

Linton Road

The proposed site comprises of an area of 2.63 hectares (6.5 acres) and is currently being used as arable farmland. It is located to the east of the existing allotments and follows the tree line around Linton Road. To the south the proposed development boundary is just south of the existing allotment area.



LITTLE ABINGTON SITE LOCATION

Bancroft Farm

The site comprises of an area of 0.77 hectares (1.9 acres) and is situated at the redundant Bancroft Farm buildings on Church Lane and extends back to the footpath at the rear of the dilapidated agricultural buildings, which is designed to comprise of rear gardens. The existing flint wall and building which borders onto Church Lane forms the south western boundary of the site with the western side of the boundary flanking Church Lane.

Planning Context

It is well recognised that there is a need for new houses in and around Cambridge; both the City and County's local plans for how to deliver new homes and infrastructure within the region are currently being reviewed by the planning inspectorate. Early feedback from the inspectorate concluded that both authorities needed to identify increased housing numbers as part of their plans.

Both sites were identified as suitable for residential development and proposed by the Parish Council to be included as major modifications (H/1:i and H/1:k) within the local plan and were included within the district wide consultation process in January 2016.

Allocation of Sites

The emerging South Cambridgeshire Local Plan is a key local planning document that will set out the planning policies and proposals to guide the development and use of land in the district for the period up to 2031. During the course of its preparation, the Council identified a number of modifications that needed to be made. These 'Proposed Modifications' were the subject of recent public consultation and included the Parish Council led proposals for housing development in Great Abington and Little Abington.

The Council has now considered the results of the public consultation and submitted them to the Inspectors for consideration. The Council's report on the Proposed Modifications Consultation (March 2016) recommends that no changes be made in respect of the Parish Council-led housing allocations for Great and Little Abington, noting that:

- Most responses are in support of the proposals, which will help meet local housing aspirations including for families, downsizing and affordable housing; and,
- The proposals have the support of 75% of the local community as expressed in the consultation.

Parish-led Allocations

The Council's assessment of the Parish Council-led housing proposals for Great and Little Abington concludes that it is right that the Local Plan should seek to facilitate locally led development proposals under the spirit of localism to meet local housing aspirations, and that other village sites cannot demonstrate similar local support.

Number of dwellings

The Council's assessment also notes that the proposed number of dwellings on each site is not fixed by proposed Policy H/1, but will be determined by a design-led approach. An indicative number of dwellings was used merely to give a suggestion of the total number of dwellings that each site might accommodate. These figures were included without any detailed assessment of the sites in question, consideration of their planning and infrastructure constraints, or their ability to provide residential developments that would be in-keeping with the character of the area in which they are located.

The 'design-led' approach that has been used is based on a thorough assessment of the constraints and character of each site, the need to include and take account of certain existing natural and physical features, and the desire to ensure that each development will enhance the character of that part of the village in which it is located.

Planning Application

The final proposals will seek full planning permission for:

Linton Road

- 45 residential units (47% of which are affordable).
- A new entrance off Linton Road.
- Associated landscaping and infrastructure.
- Variety of house types including bungalows.
- 0.5ha of open space to be allocated as a community orchard.
- Area designated for childrens play.
- Creation of a landscape buffer to southern boundary.

Bancroft Farm

- 9 residential units.
- Positive contribution to the conservation area.
- Enhancement of Church Lane frontage.
- Retention of existing trees.
- Single access off Church Lane.