Welcome to Linden Homes’ public exhibition displaying emerging proposals for the development of land east of Glebe Farm, Sawtry.

Linden Homes has an interest in this land and is currently preparing an outline planning application to seek consent for new homes on this site.

We have organised today’s event to provide you with an opportunity to comment on the plans prior to the submission of the planning application. It is an opportunity for you to be part of the process and influence the emerging plans.

We are keen to hear your views so please do speak to representatives of the project team and submit your comments on the feedback forms provided.

Thank you for visiting.

www.lindenhomes.co.uk/community/sawtry
Linden Homes is the country’s fifth largest house builder. We are the house building division of Galliford Try, one of the UK’s leading construction companies.

We are based locally in Peterborough and are one of 11 regional offices that operate right across England, from Cornwall to Northumberland.

With a reputation for bespoke and creative developments in prime locations, Linden Homes prides itself on its high quality design. We were named Best Large Housebuilder 2013 at the Housebuilder Awards and Housebuilder of the Year at the Ideal Homes Blue Ribbon Awards 2013 and 2014.

Engaging with local communities is key to the work that we do. We understand that if we are to deliver houses that not only meet the aspirations of those who seek to live in them but also enhance the existing neighbourhood, then we need to talk to and engage with local people. By seeking out local knowledge, and listening to local opinion, we are able to build a fuller picture and identify the wider benefits that development can bring to the existing community.

Linden Homes is proud to be part of the considerate constructor’s scheme, and works hard with local communities throughout the construction process of its developments.

www.lindenhomes.co.uk/community/sawtry
Located on the western edge of Sawtry, the site is bordered to the north by Sawtry Brook and open land, to the west by Glebe Farm, and to the south by Gidding Road and residential development at the Mulberries. Further residential development lies to the east of the site.

The site:
- Measures 3.8 hectares
- Is sustainably located within walking distance of the village centre and its facilities
- Is proposed to be allocated for up to 75 homes in Huntingdonshire District Council’s emerging Local Plan by Policy SY2

Linden Homes believes that the development of the site would provide a logical and natural extension of Sawtry, helping to address both market and affordable housing need for both current and future generations in a sustainable manner.

The constraints and opportunities plan shows what Linden Homes’ architects have had to consider when designing the masterplan. This has then been used to help inform key elements of the masterplan, including:
- The position and layout of the new homes;
- Points of access, both vehicular and pedestrian;
- Areas of public open space and landscaping.
LINDEN HOMES
Proposals for land east of Glebe Farm, Sawtry
The Masterplan

What’s proposed?

Linden Homes is proposing to submit an outline application for up to 75 new homes. Details of the mix of homes would be determined at a later stage through a Reserved Matters application, if outline permission is granted.

- Up to 30 (40%) of the new homes would be classified as affordable housing, helping to address the housing need in the Huntingdonshire District.

- Linden Homes takes pride in its ability to deliver affordable homes that are indistinguishable externally from its open market properties.

- Areas of public open space and landscaping are proposed on the site, including the retention and enhancement of landscaping features along the southern boundary.

- The footpath running across the site would be retained, though it might be possible to divert it to a more suitable location, running parallel to Sawtry Brook. This would create a more attractive route for local residents.

- A green buffer is proposed along the northern boundary of the site providing an attractive green corridor encouraging recreational use.

- Vehicular access to the site would be from Gidding Road. No vehicular access is proposed from Mill View, Glebe Road or Coppins Close. Further information can be found on the ‘Highways, access and infrastructure’ board.
**LINDEN HOMES**

Proposals for land east of Glebe Farm, Sawtry

Landscaping and Ecology

**Landscaping**

A Landscape and Visual Assessment has been undertaken to inform the landscaping proposals. These comply with the requirements in the emerging Local Plan which specifies protection and enhancement of Sawtry Brook. The proposals comprise:

- Retention of existing vegetation and hedgerows on the boundaries of the site where possible.
- New tree planting along the northern boundary of the site to help screen the development.
- Provision of a green buffer along the Brook.
- New tree planting incorporated in the existing hedgerow on the southern boundary to create a landscape corridor.
- Areas of public open space.

**Ecology**

An Ecological Appraisal has been undertaken on the site, to assess its ecological value. No protected species have been found on the site.

- The majority of the hedgerow on the site will be retained, which provides nesting habitat for birds.
- No Great Crested Newts have been located on site. They have been identified in a pond to the north, however, so green corridors and buffers are proposed to ensure terrestrial habitat is not lost.
- As part of the landscaping proposals, Linden Homes is proposing to incorporate soft landscaping and native plant species, ensuring that the ecological value of the site is enhanced.

[www.lindenhomes.co.uk/community/sawtry](http://www.lindenhomes.co.uk/community/sawtry)
Linden Homes has appointed consultants to undertake a comprehensive Transport Assessment, which will be submitted as part of the planning application to Huntingdonshire District Council. This looks at the relationship between the development and local transport infrastructure including sustainable modes of travel. It also assesses the operation of a number of key junctions in the vicinity of the site taking into consideration the number of vehicular movements likely to be generated.

- It is estimated that the development would generate approximately 40 vehicle movements in the AM peak, and 45 movements in the PM peak. This would have a negligible impact on the road network, resulting in no perceptible effect.
- The site is situated in a sustainable location, being within walking distance of the village centre and local facilities.
- An extension is proposed to the existing footway on the north side of Gidding Road to provide easy access into the village centre.
- Vehicular access to the site would be from a new priority T-junction on Gidding Road where good visibility will be available in both directions on exit from the site.
- It is proposed to extend the 30mph speed limit west along Gidding Road to cover the whole of the site frontage.

Drainage

The site is within Flood Zone 1, i.e. land assessed as being at the lowest risk of river flooding (less than 1 in 1,000 or 0.1% annual probability).

Linden Homes is committed to ensuring that surface water run-off from the development is no greater than the current rate.

- The proposals will use sustainable drainage techniques to mimic natural pre-development drainage arrangements.
- Permeable paving will allow water to drain through the surface to reflect the field conditions that exist currently.
- Balancing ponds linked by swales will provide storage during storms, releasing water back into the adjacent watercourse at a controlled rate.

Education

We will hold discussions with Cambridgeshire County Council to understand the current education provision and likely future need.

If there is a shortfall in provision, we will be required to make a financial contribution to ensure sufficient spaces for children living on the development.

www.lindenhomes.co.uk/community/sawtry
For many, the visible sign of Linden Homes’ investment in their local community will be the new homes that we build.

We are proud of the quality of our product but we also know that our investment stretches far beyond bricks and mortar.

Our houses provide homes for families, work for local businesses and opportunities for new apprentices.

We undertook a case study of one of our schemes in Devon, the findings of which are presented to the right.

National Apprenticeship Programme

During 2013 Linden Homes launched a national apprenticeship scheme with First 4 Skills (a national training provider).

Our aim

- To have 500 apprentices within the next three years

The importance of apprenticeships

- Apprenticeships are key to developing skills vital to UK house building
- Without a skilled workforce, house building will struggle to deliver the new homes we need

Achievements to date

- 100 apprentices recruited as part of our pilot programme in the south west

Case Study: Ogwell Brook, Devon

- 186 new homes are currently being built
  - 25% (or 46 units) are affordable and are being made available through a local housing association to people on the local council’s waiting list
  - 95% of all homes for sale have been bought by local people living within 15 miles of the development

- A direct investment of £19.4 million into the local community

- Up to 280 jobs generated (research by the Home Builders Federation concludes that every home built delivers 1.5 full time jobs on site and in the supply chain)

- 73 jobs have been created on the first two phases of this three-phase scheme, two-thirds of which are with firms based less than 30 miles away
  - A further 13 architects, surveyors and engineers are retained on the project, in addition to our team of four locally-based Linden Homes’ staff

- Local businesses have undertaken the majority of the work on site
  - 90% of our contractors are based in Devon and Cornwall
  - Three-quarters of our suppliers are also based in the south west
  - Working with local firms, we have been able to train 11 young apprentices

Our experience at Ogwell Brook is replicated on the majority of schemes across our entire national development network.

When we say that we work with communities, we mean it.
The scheme would deliver a number of benefits to the local community, including:

- A direct investment of **£7.3 million** into the local economy.
- The delivery of much needed housing in the area.
- A New Homes Bonus payment of nearly **£500,000** to Huntingdonshire District Council and over **£120,000** to Cambridgeshire County Council.
- Financial contributions towards local services and infrastructure through the Community Infrastructure Levy.
- As many as **112 new jobs*** created on site during the construction phase. These would be primarily with our local contractors, as our case study (see separate board) shows.
- Opportunities for local people seeking apprenticeships in the building industry.
- Highly energy efficient new homes built to the latest standards, helping to reduce the cost of utility bills.

*Professor Michael Ball, Reading University, The Labour Needs of Extra Housing Output (2005)
Following today’s public exhibition we will review all feedback received, prior to finalising the proposals and submitting a planning application to Huntingdonshire District Council.

The team looks forward to receiving your feedback and is grateful that you have taken the time to attend today’s event.

Should you have any further questions or comments or if you would like to discuss the proposals with the team after today, you are welcome to contact us using the details below.

Thank you

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Freephone information line: 0800 298 7040
Website: www.lindenhomes.co.uk/community/sawtry
Email: feedback@consultation-online.co.uk

Impression of what the development could look like from the entrance

www.lindenhomes.co.uk/community/sawtry