As you might be aware, Linden Homes received outline planning permission to develop up to 80 new homes on land east of Glebe Farm last spring.

Since that time, Linden Homes has been in ongoing discussions with planning officers at Huntingdonshire District Council to finalise the Section 106 agreement. This has now been finalised, and we are working with our technical consultants to develop the detailed masterplan that will form part of a Reserved Matters planning application that will be submitted to the Council in the next month.

Prior to the application being submitted, Linden Homes wanted to provide the community with a further opportunity to view and comment on the proposals.

In this newsletter you will find details of what is included in a Reserved Matters application, what Linden Homes is proposing and some further information on technical matters such as highways and drainage.

We have included a freepost reply card and would be grateful for your comments. Please return your feedback card by Wednesday 4th May 2016.

If you have any questions or require further information please visit our website or contact us on the Freephone information line using the details below.

The proposals

Linden Homes’ Reserved Matters planning application seeks approval for:

- 80 new homes, comprising a mix of:
  - 8 x 1 bed maisonettes
  - 4 x 2 bed maisonettes
  - 1 x 1 bed bungalow
  - 2 x 2 bed bungalows
  - 10 x 2 bed houses
  - 25 x 3 bed houses
  - 22 x 4 bed houses
  - 8 x 5 bed houses
- 32 affordable homes for local people on Huntingdonshire District Council’s housing waiting list.
- New green public open space along the northern boundary of the site adjacent to Sawtry Brook, including a small children’s play area.
- A large area of green space in the south west corner of the site providing an enhanced area of wildlife habitat.

What are Reserved Matters?

Reserved Matters are the design details of layout, scale, appearance and landscaping that were reserved for future agreement by the Council. All of these Reserved Matters are yet to be determined by the Council and are therefore part of this application. Matters such as the principle of development on the site, the points of vehicular access and the total number of homes that can be built on the site were agreed as part of the outline planning consent.
Design, layout and landscaping

An illustrative layout was produced for the outline planning application, the principles of which have been retained for the Reserved Matters application. The proposals provide:

- A mix of 80 new homes, ranging from one bedroom maisonettes to five bedroom houses.
- 40% affordable housing equating to 32 new affordable homes for local people on Huntingdonshire District Council’s waiting list.
- A mix of predominantly two-storey houses across the site.
- The use of materials that reflect the local vernacular, including varied bricks and render.
- Two access points into the site from Gidding Road (see Highways and access box).
- New green public open space along the northern boundary of the site adjacent to Sawtry Brook, including a small children’s play area.
- A large area of green space in the south west corner of the site providing an enhanced area of wildlife habitat.

Highways and access

A comprehensive Transport Assessment (TA) was considered by Cambridgeshire County Council as part of the outline planning application, with planning officers concluding that the development would have ‘a minimal impact upon the operation of the highway network’ and therefore ‘not considered to have a harmful impact on highway safety’.

The agreed scheme:

- Proposes access to the site from two points on Gidding Road.
- Includes a requirement from the outline application to widen the road across the site frontage and provide a new pedestrian footpath on the northern side of Gidding Road.

Surface water drainage

Linden Homes is aware of the concerns that residents have in regards to surface water drainage. Its technical consultants have undertaken a comprehensive assessment to ensure that the proposals will actually improve the existing situation by managing the flows through the retention of surface water on site and a controlled discharge to the Sawtry Brook.

The planning application:

- Is for a site situated in Flood Zone 1, classified by the Environment Agency as land that is of low risk of flooding.
- Seeks to utilise sustainable drainage techniques in order to mimic the natural pre-development drainage arrangements, to ensure that surface water run-off is restricted to the same rate that currently exists. This will include the use of permeable paving and an attenuation pond.

In its response to the outline planning application, the Environment Agency stated that Linden Homes had ‘demonstrated that a feasible surface water drainage network, that doesn’t increase the risk of flooding, can be achieved for this development’ and that ‘the development will reduce the risk of flooding downstream’.

Linden Homes is currently working with the Middle Level Commissioners and Council officers to ensure that all issues in relation to the drainage of the site are fully addressed within the submission.
About Linden Homes

Linden Homes is an award winning, national housebuilder with a strong reputation for building quality homes across the UK. As the housebuilding division of the Galliford Try Group, we deliver housing for sale on the open market and also to affordable housing providers. We also carry out large scale regeneration projects, many in partnership with the Homes and Communities Agency.

We work with local communities and residents in order to create developments and homes that complement the local surroundings and make a positive contribution to the community. In addition, as a responsible housebuilder, we are committed to promoting sustainability and encouraging the use of environmentally friendly materials and features within our homes.

We were awarded Silver at the What House? Awards in 2015 for Sustainable Developer of the Year as well as Housebuilder of the Year and Sustainable Housebuilder of the Year in 2014. We are proud of this recognition from within the industry.

Community benefits

The development of this site would deliver a number of important 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 to support the new homes, including education and health, through the Community Infrastructure Levy. This is likely to be circa £477,977;
- A Section 106 package which includes affordable housing, securing the long-term maintenance of open space, a Green Travel Plan and wheeled bins for residents;
- £46,000 towards off-site facilities as part of the Section 106 package;
- As many as 120 new jobs* created on site during the construction phase. These would be predominantly with local contractors;
- Opportunities for local people seeking apprenticeships in the building industry; and
- Highly energy efficient new homes using the fabric first approach, helping reduce the cost of utility bills.

*Professor Michael Ball, Reading University, The Labour Needs of Extra Housing Output (2005)

Contact us

Freephone: 0800 298 7040
Website: www.lindenhomes.co.uk/community/sawtry