

1.0 Upton Lane, Littleport - Introduction

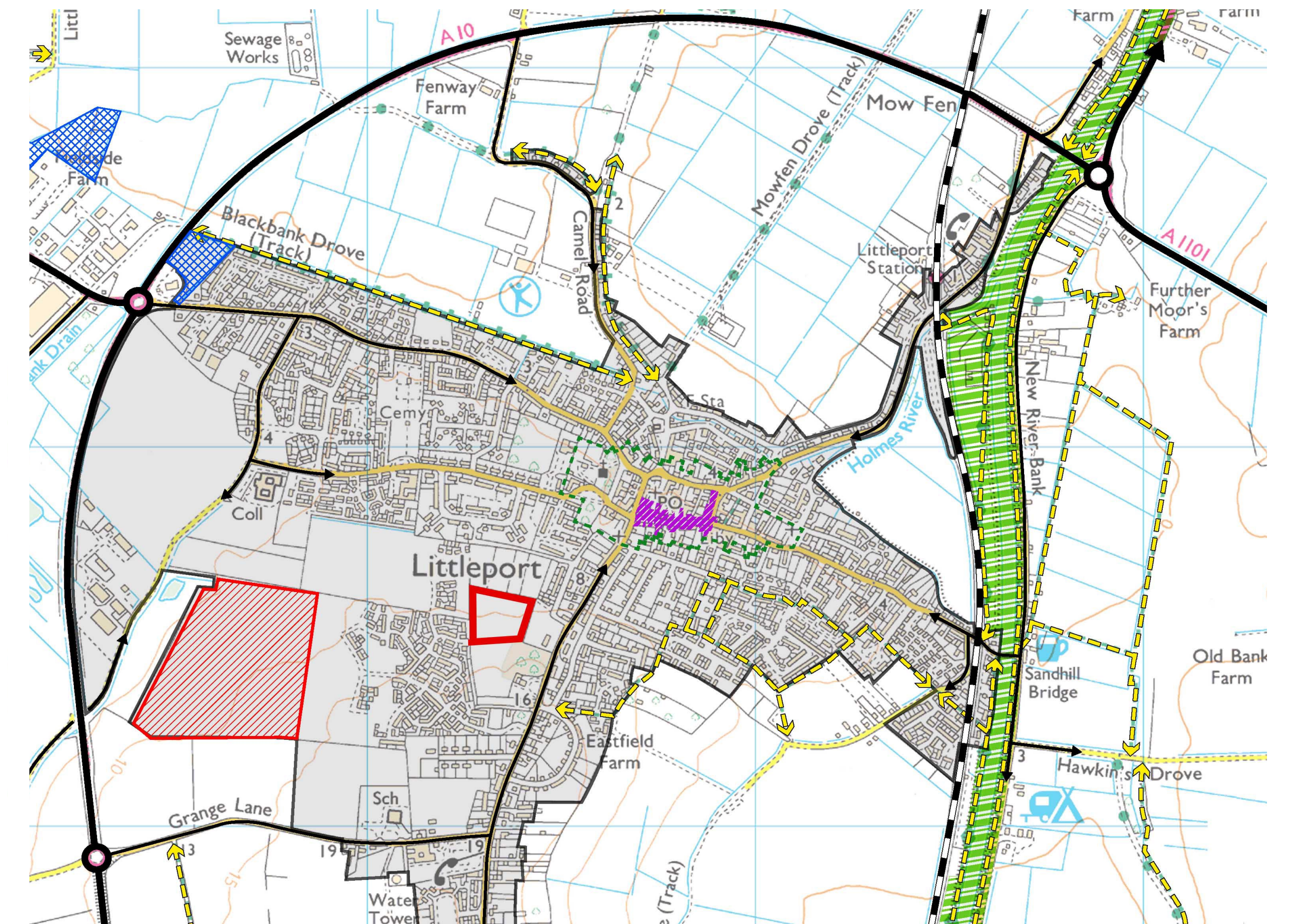
Manor Oak Homes welcomes you to this exhibition on their proposals for land off Upton Lane, Littleport.

This is a pre-application consultation event for a proposed housing development for which outline planning permission will soon be sought.

This consultation has been organised to inform the local community of the emerging proposals.

The views of the local community are extremely important to Manor Oak Homes and they are eager to learn your thoughts on their proposals.

This exhibition is being held to provide the opportunity for you to review our proposals, ask any questions and make comments.



Site Location

A key aspects of the proposals are:

- **63 dwellings.**
- The **vehicular access** to the site will be from **The Furrow** to the west of the site.
- A **site area** of approximately **2.1 hectares** (5.2 acres).
- The **majority** of the established **hedgerows and trees** will be **retained**, and enhancements are proposed including a significant landscape buffer along the north and east boundaries.
- **Public open space** totalling approximately **2,680m²**
- On-site **biodiversity enhancements.**
- **30%** of the dwellings will be **affordable housing** in line with East Cambridgeshire District Council planning policy.
- The development will provide: **4 x 1 bed** properties; **20 x 2 bed** properties; **22 x 3 bed** properties; **13 x 4 bed** properties and **4 x 5 bed** properties.
- The dwellings will be predominantly **2 storey**, with some **2½ storey** properties to provide variety and reflect building heights in the locality.
- A **new pedestrian footway** will connect the site via **Upton Lane** to Littleport town centre and existing residential areas.

The Team

Manor Oak Homes are working with a team whose roles have been outlined below. These exhibition boards have been put together by the team to provide information about the proposed development.

Architects -	rg+p
Landscape Architects -	FEC
Planning Consultant -	Carter Jonas
Flood Risk Assessment and Drainage -	JPP
Transport and Highways -	JPP
Archaeology -	MOLA
Ecological and Tree Surveys -	FEC

2.0 Upton Lane, Littleport - Planning Policy Context



Planning

This exhibition shows the initial examination of the site, outlines proposals for its development and seeks your views to inform the forthcoming planning application. Manor Oak Homes are proposing to submit an outline planning application (an application for approval of development in principle) for up to 63 new homes together with public open space and car parking. Vehicular and pedestrian access is proposed via The Furrow, with a further pedestrian access off Upton Lane.

An initial indication of a potential layout for our proposed development forms part of this exhibition. As our application will be for outline planning approval only, the design is subject to change and we welcome your views on it. The site lies within the settlement boundary of the market town of Littleport and is shown as being "a site for potential new housing development" in the Littleport Masterplan.

The East Cambridgeshire Local plan commits to delivering 11,500 homes between 2011 and 2031 (which equates to the provision of 575 dwellings per year). 1,449 of these dwellings are proposed to be delivered in Littleport with only 550 having been allocated so far. It further states that there is the potential for 795 dwellings to be delivered on windfall sites in Littleport (one of which is this site) and anticipates that such sites will provide an important contribution to the supply of housing. The proposed development can therefore make a modest yet still significant contribution to meeting East Cambridgeshire's and Littleport's housing needs.

The development accords with Local Plan policy GROWTH 2 which states that the majority of new housing development in the District will be focused in the market towns of Ely, Soham and Littleport. The development will provide a mix of residential dwellings tailored to meeting local housing needs. In accordance with Local Plan policy HOU 3 30% of the dwellings are proposed to be affordable. However, Manor Oak Homes is also considering providing a number of almshouses in the place of some of the affordable dwellings.

The site is just 500 metres from the town centre, 1 mile from the train station and within easy walking distance of a number of bus stops. Further, the proposed development will provide pedestrian and cycle links through the site thus will better connect the town with the Cannon Kirk development to its west. These links will provide foot and cycle access for residents of the proposed development to Littleport Community Primary School which will then only be 800 metres away. The site is therefore considered to be a sustainable location for new housing development.



Site Context



3.0 Upton Lane, Littleport - Constraints and Opportunities

Constraints

There is one existing vehicular access into the site via Upton Lane. A new vehicular access will be provided via The Furrow, whilst Upton Lane will be used for cycle and pedestrian access and will also offer access for emergency vehicles. This will prevent the new development becoming a cut-through for the Highfields Development to the west.

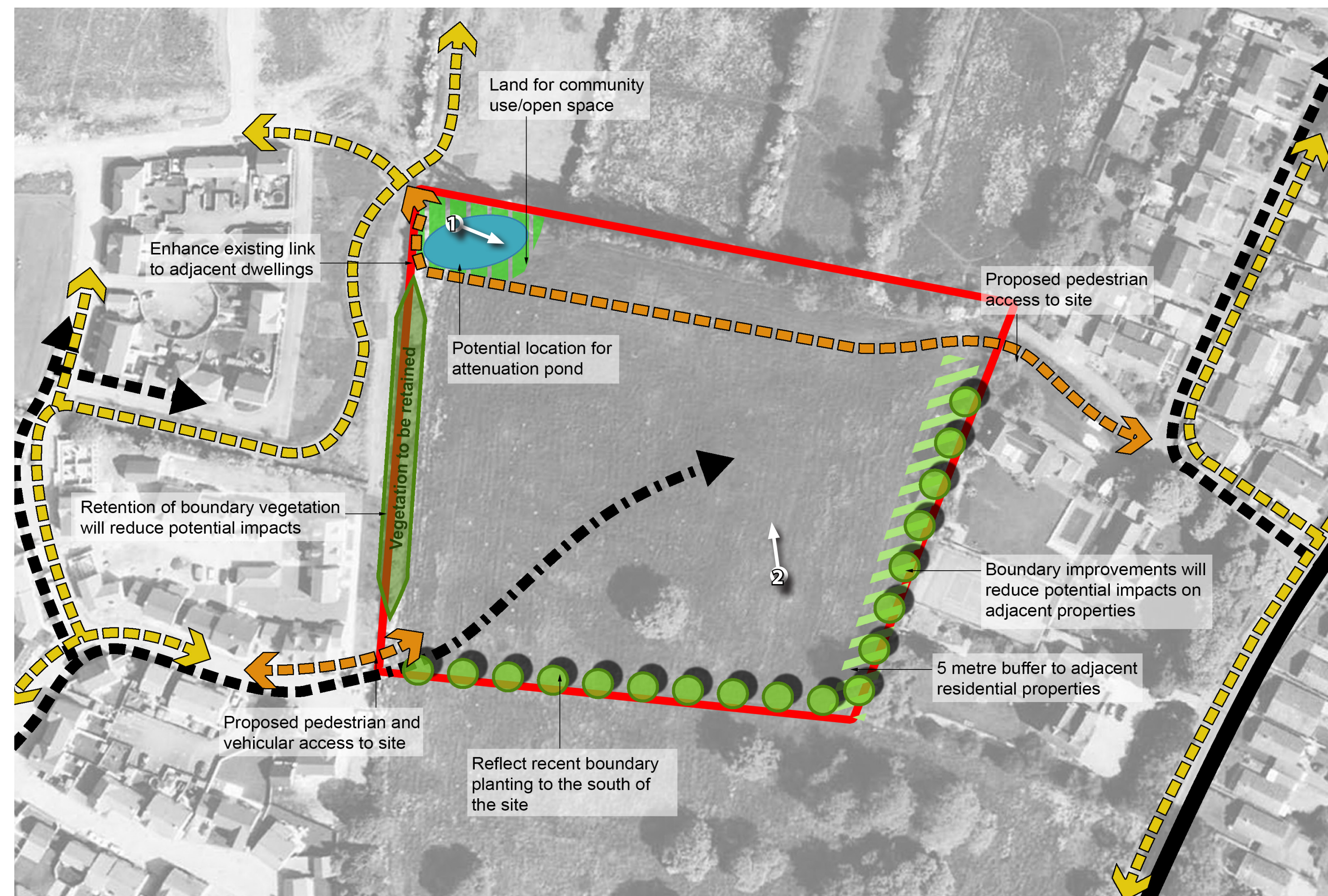
The proposed access, off The Furrow, will require minor alterations to provide a traditional carriageway with segregated footways. The Furrow is an adopted highway.

Existing trees and hedgerows can be found along all the boundaries of the site, and will be retained wherever possible.

Appropriate mitigation has been specified to reduce the impact for both external and internal habitable areas.



Existing Views



Opportunities

As the proposed access is fixed, the principal proposed road will travel through the centre of the site and will branch off to the east and west.

Creating a strong street frontage along the principal roads and facing the attenuation basin important as this will create a sense of place as well as addressing the surround housing.

Grass verges and tree planting will feature throughout the site. They will reflect the rural character of Littleport within the proposed development and connect to existing footpaths to the north east.

A footpath will connect the development from the eastern boundary into Littleport village centre via Upton Lane.

The proposals provides a variety of housing from 1 bed flats to 5 bed family houses.

The development comprises of 70% of the dwellings whihc are for private sale, with the other 30% being affordable in line with policy.

KEY

	Site Boundary		Proposed access road		5m Buffer
	Primary road		Existing pedestrian links		Boundary improvements
	Secondary road		Proposed pedestrian linkage improvement		POS

4.0 Upton Lane, Littleport - Landscape Masterplan



Native trees are proposed along the site boundary to improve the retained vegetation.

Proposed ornamental trees will offer visual amenity and soft vertical elements.

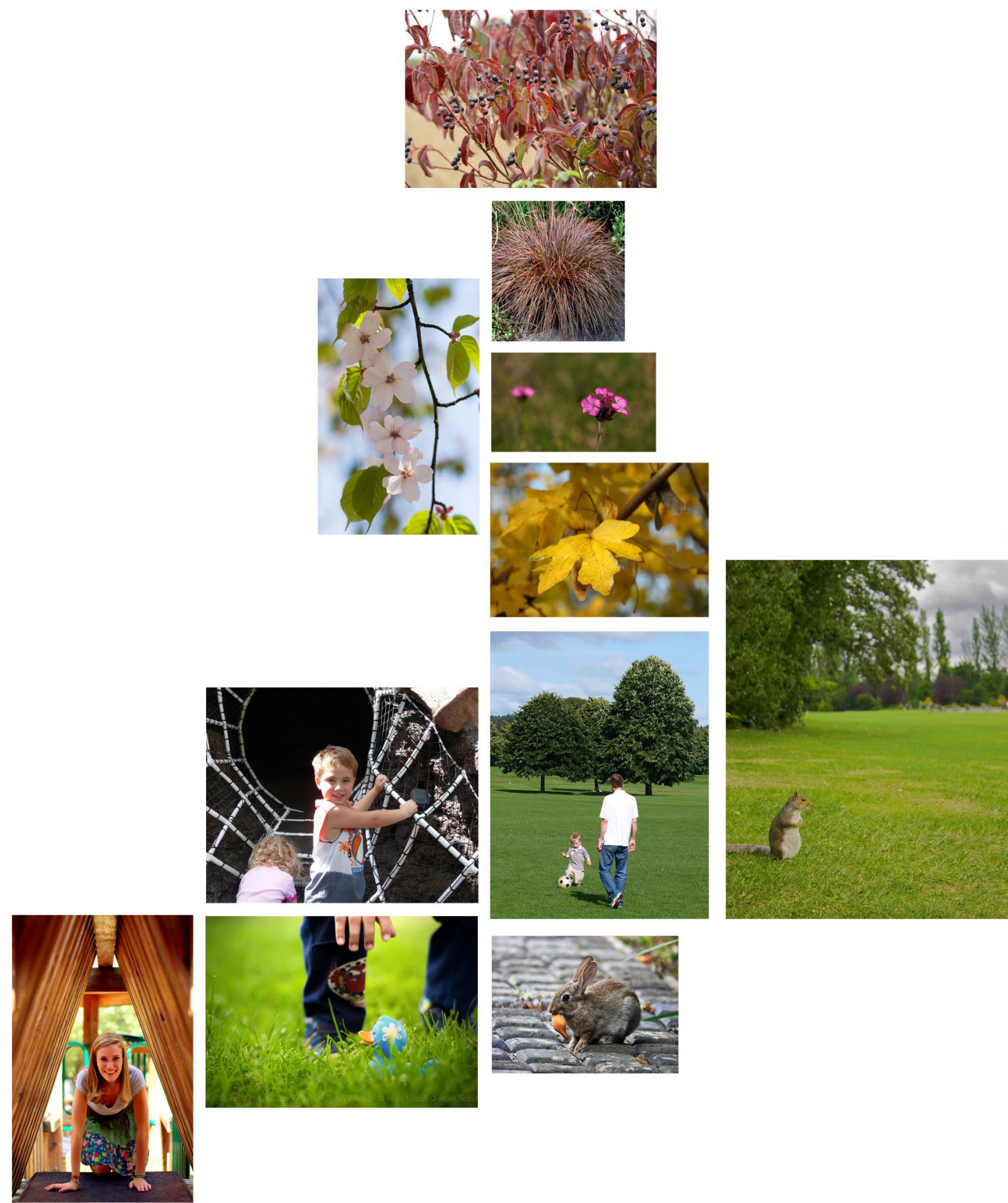
Retained boundary vegetation on the western boundary.

A wetland meadow within the attenuation basin will provide increased biodiversity and a food source for pollinators.



Attenuation feature extract
Not to Scale

5.0 Upton Lane, Littleport - Ecology and Public Open Space



Ecology

The ecology survey of the site found no rare species and the site was concluded to be of low value to wildlife overall.

Seven habitats were identified: scrub, scattered trees, semi-improved natural grassland, intact species-rich hedge, intact species-poor hedge, defunct species-poor hedge, and bare ground. No rare vascular plants were found, and all species recorded were common and widespread.

The grassland contained a diverse mix of grass species, but was less diverse in terms of flowering plants. It is considered of moderate value to invertebrates in general, but of lower value to pollinators. None of the remaining habitats were of particular ecological value.



KEY:

Existing Trees	Proposed Shrubs	Proposed Climber
Existing Shrubs	Proposed Hedge	Proposed Wetland Meadow
Proposed Trees	Proposed Specimen Shrub	

Open Space

There is a significant amount of open space and several play areas in the adjacent developments. The proposed public open space will add to this existing public amenity space.

Retention and improvement of the existing boundary vegetation will provide strong and mature edges to the proposed development.

Proposed trees will provide vertical elements to the edge of the public open spaces and reduce potential impacts on the surrounding properties.

Biodiversity is currently low. The sites' boundary hedges provide few ecological benefits aside from bird nesting and foraging opportunities.

Existing hedges will be retained and enhanced. The proposed landscaping scheme will include native species and create new habitats and foraging opportunities for wildlife. The scheme will therefore increase the overall ecological value of the site.

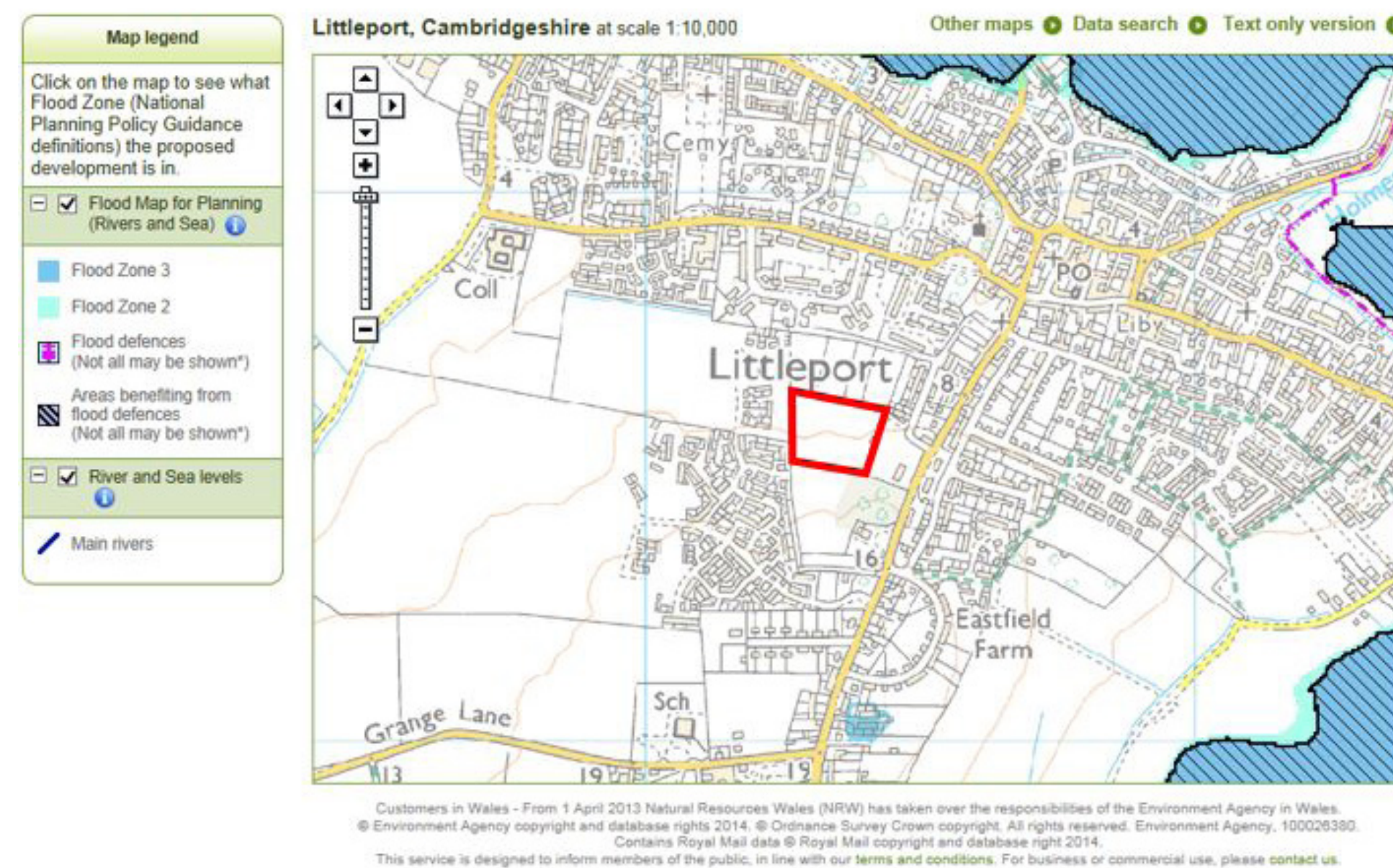


6.0 Upton Lane, Littleport - Accessibility, Flood Risk & Highways

Flood Risk

A flood risk assessment of the site has been conducted by JPP Consulting. This concludes that the proposed development will not increase the risk of flooding at or in the vicinity of the application site.

Surface water will be managed and disposed of within the site boundary in line with Government policy and guidance. Attenuation of surface flows in extreme weather events will be provided by an attenuation basin located in the north-west corner of the site. This will be designed to accommodate a 1 in 100 year storm event plus an additional capacity of 30% as an allowance for climate change.



Transport

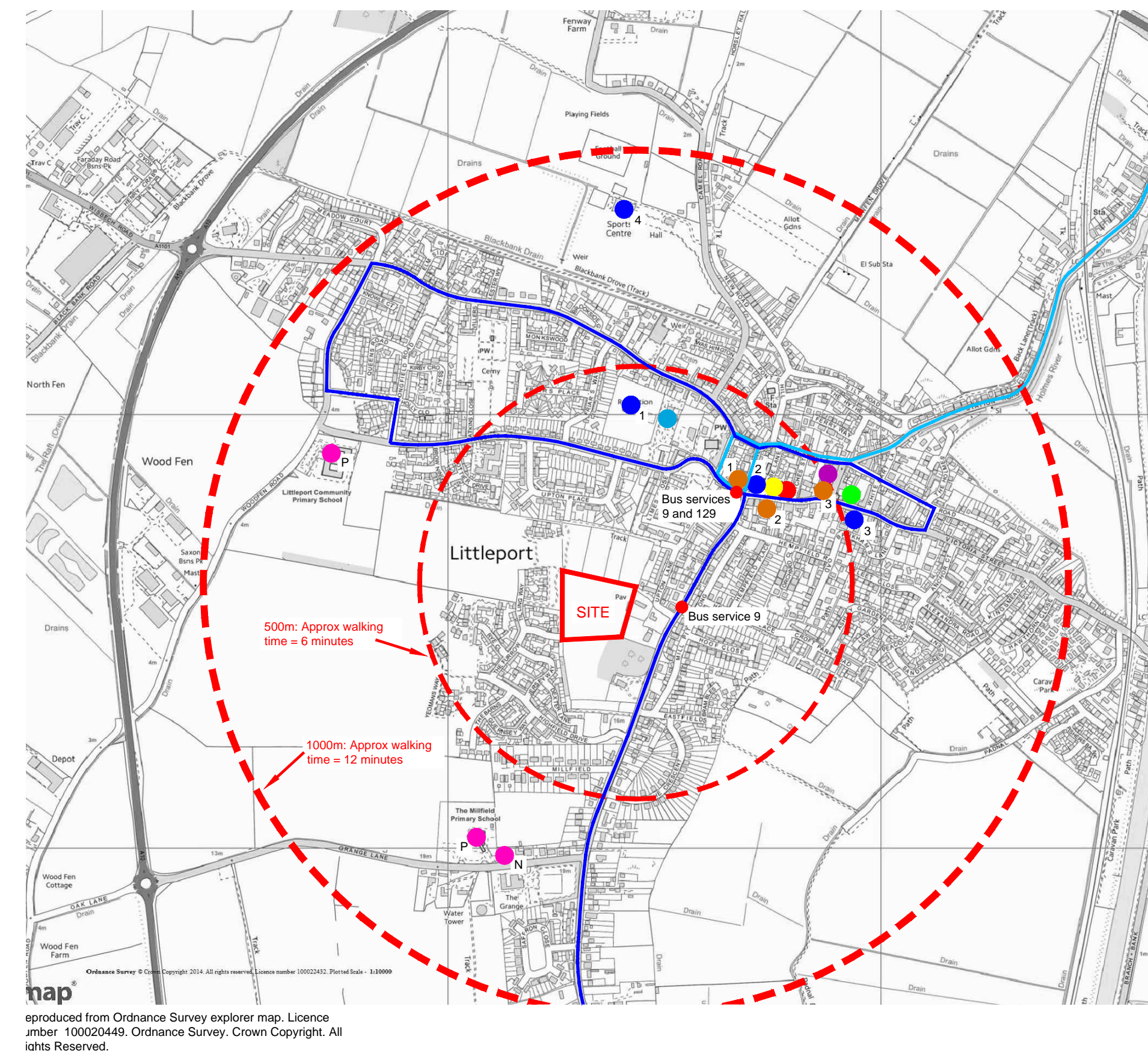
The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the highway network via The Furrow. The predicted number of trips generated by the proposed development is shown in the table below.

This has been assessed and found to be acceptable.

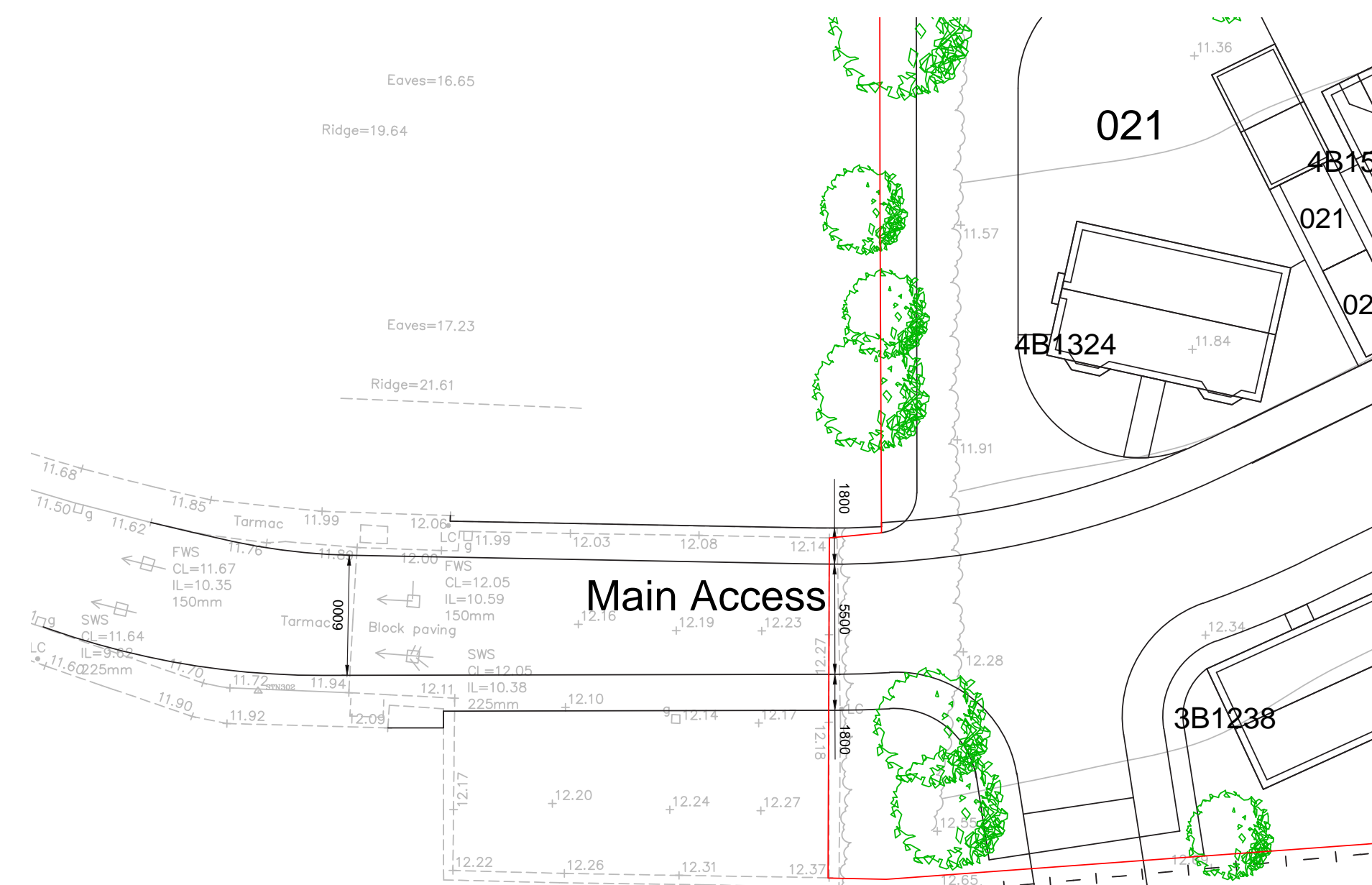
Proposed Vehicle Trips						
Use	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Residential	12	37	49	25	14	40

Parking

Car parking will be provided on site for all dwellings in line with guidance published by Cambridgeshire County Council.



Facilities plan

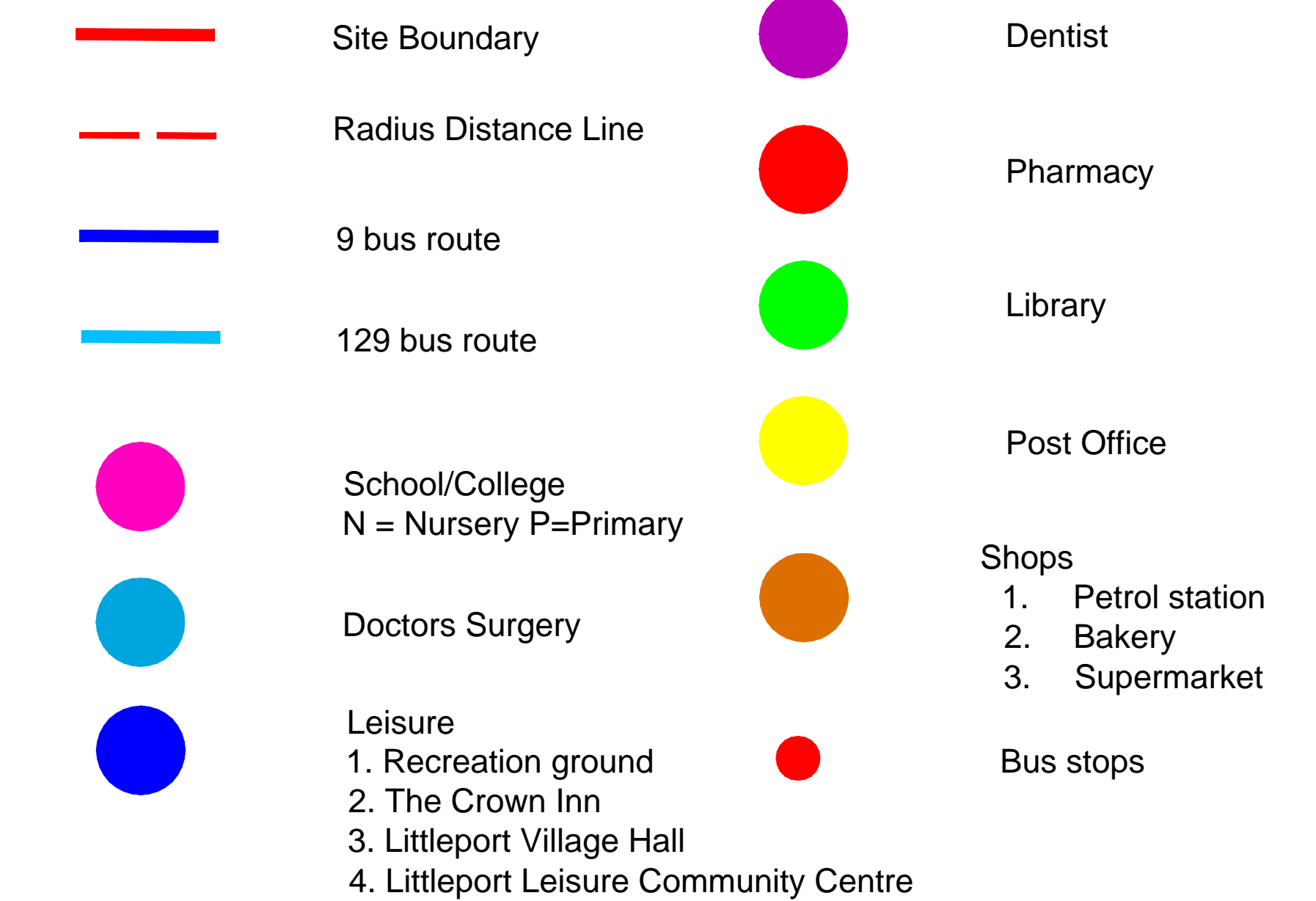


Proposed Access off The Furrow

Accessibility

The proposed development is located within a sustainable location which is within an acceptable walking and cycling distance of local facilities including the Primary School.

KEY



Drainage

The drainage for the site will be designed in line with current legislation:

- Building Regulations
- Sewers for Adoption 7th Addition
- Code for Sustainable Homes
- National Planning Policy Framework

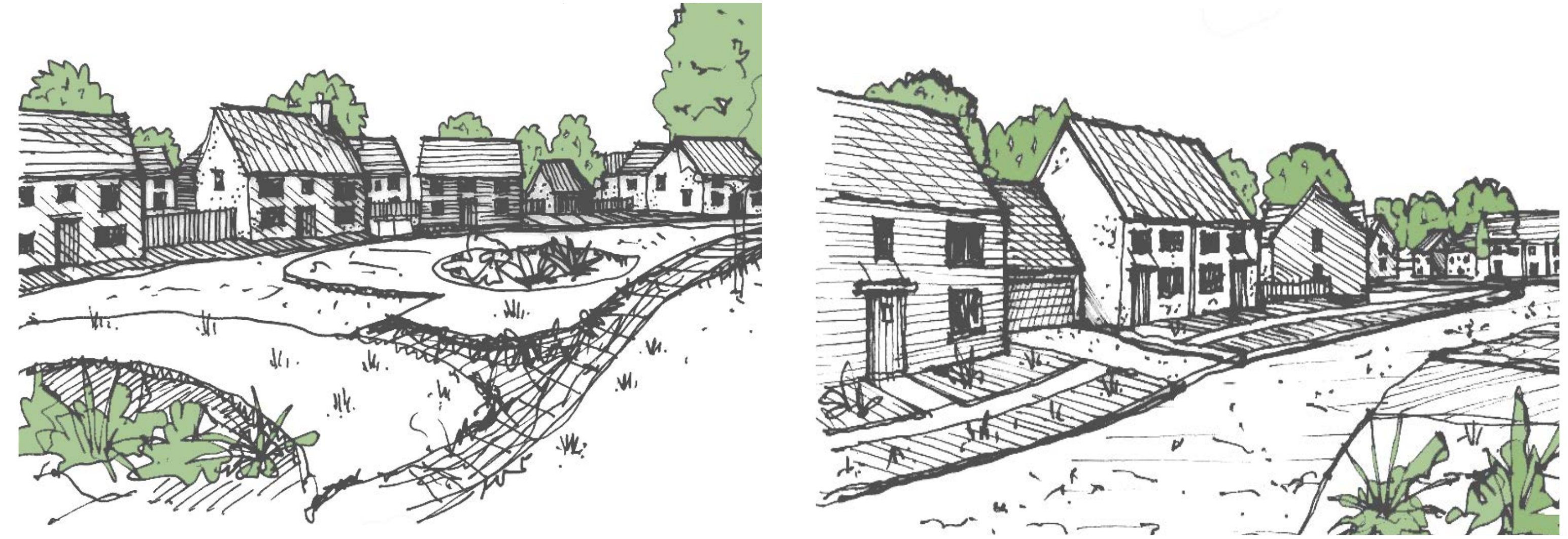
Sustainable Urban Drainage Systems (SUDS) will be utilised. Infiltration testing will be completed prior to detailed design to determine if the underlying geology is suitable for use of infiltration techniques. If infiltration is not feasible, surface water discharge will be restricted to greenfield equivalent run-off rates and will be attenuated on the site.

Foul water will discharge to Anglian Water's foul water drainage network, located to the west of the site.

7.0 Upton Lane, Littleport - Housing Mix

House Types

- The designs will be very site specific and respect the context in terms of the existing trees, hedgerows and the views both into and out of the site.
- The housing mix has been designed to accord with the requirements of the local authority.
- The houses will be constructed of the highest quality materials and will have individual detailing.



Illustrative views of dwellings

Properties by number of bedrooms



Location of affordable housing



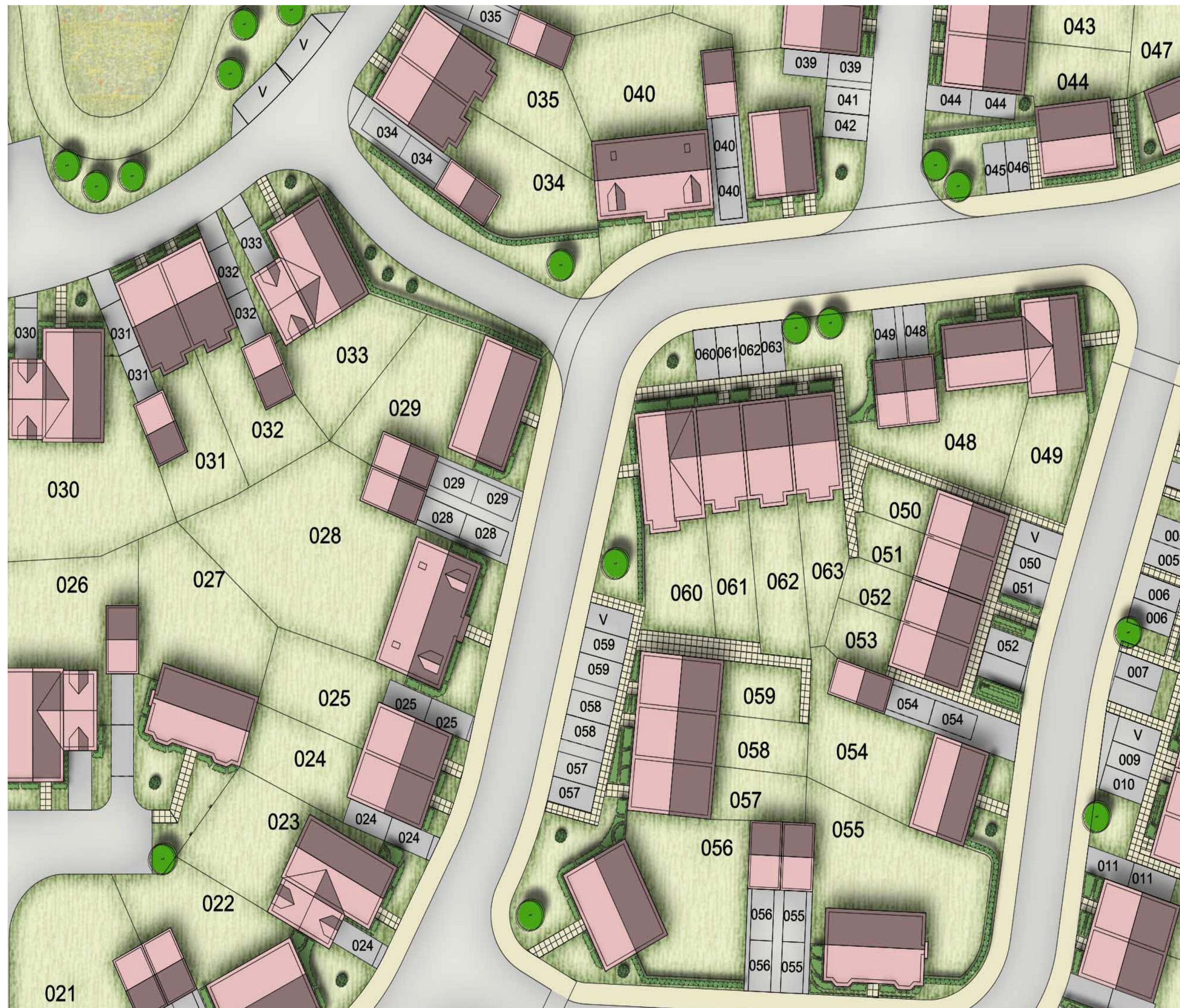
8.0 Upton Lane, Littleport - Your Comments

Exhibition Illustrations

The images shown in this exhibition are representative of the proposed street scenes.

They provide an idea of the overall shape and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application.

Final materials choices are expected to be provided as part of a reserved matters application which will follow the determination of the proposed outline application.



Landscape plan extract

Summary

Manor Oak Homes thanks you for your attendance at this exhibition.

Once we have considered everyone's views and our technical studies are complete we intend to submit an outline planning application to East Cambridgeshire District Council.

Details of the application will be made publically available on the Council's website.

There will be an opportunity for all local residents to comment on the application. The Council will also consult with statutory bodies such as the Environment Agency and the Local Highways Authority.

All comments will be taken into account before the application is determined.

You may comment on this application as follows:

Completing and submitting a response form today.
Online via the Manor Oak Homes website:

The comments form is available on the Manor Oak Homes website at:
<http://www.manoroakhomes.co.uk/UptonLn-Littleport>

Alternatively, comments can be emailed to:
Richard.Sykes-Popham@carterjonas.co.uk
If you have any further questions, please call Carter Jonas Planning on **01284 750884**

Thank you for attending.

Illustrative views of dwellings

