

Manor Oak Homes welcomes you to Main Street, Witchford

Manor Oak Homes together with their team of consultants are here today to share initial proposals for a new residential development at their site in Witchford.

The purpose of this consultation exercise is to provide an opportunity for you to view and comment on the initial proposal.

We have representatives here today from our team of consultants. All of them are here to explain the scheme, listen to your ideas and try and answer your questions.



- The total site area is 2.0 Hectares (4.95Acres).
- 46 proposed dwellings.
- An illustrative mix of the development house types are:

Market Value Dwellings	
1 Bedroom Dwellings	1
2 Bedroom Dwellings	8
3 Bedroom Dwellings	12
4 Bedroom Dwellings	10
5 Bedroom Dwellings	1
Total Dwellings	32

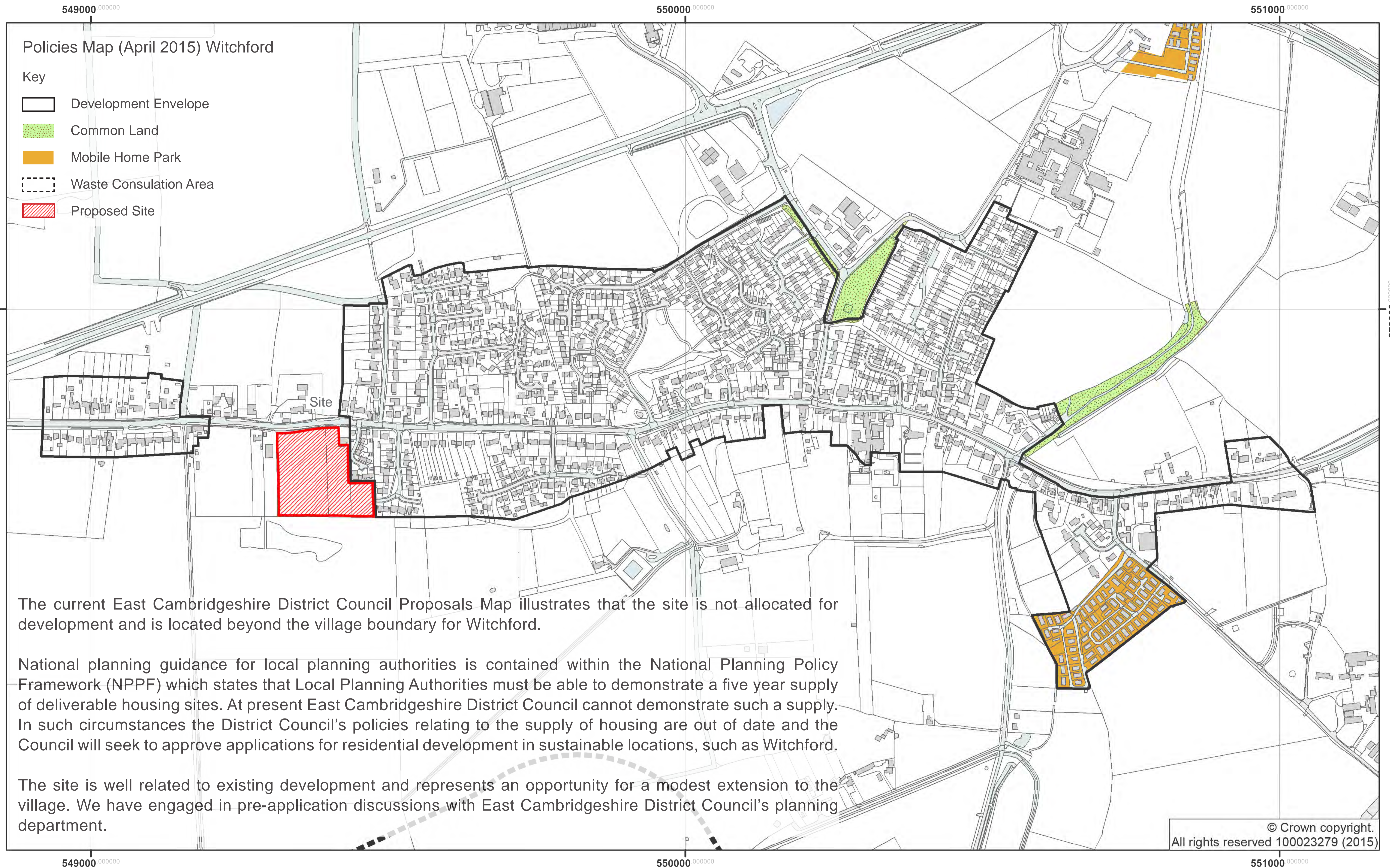
Affordable Dwellings	
1 Bedroom Dwellings	4
2 Bedroom Dwellings	6
3 Bedroom Dwellings	4
Total Dwellings	14

- 30% of proposed dwellings will be affordable housing.
- The area of proposed Public Open Space totals 0.39 Hectares (19.5% of site area).
- Where possible all hedges are retained. The 2 Tree Protection Order (TPO) trees to the front are being retained.

We have provided comment/feedback forms, so please do take the time to complete one and drop them in the collection box or alternatively take one with you and return it in the post. Please return comment forms to Savills by **21st November 2016**. You can also provide your comments by email, details for which can be found on the forms.

All comments received will be considered prior to the submission of the outline planning application to the Council. A revised scheme will form part of an outline planning application to be submitted to East Cambridgeshire District Council.

We hope you find this event useful and informative and we look forward to speaking with you.

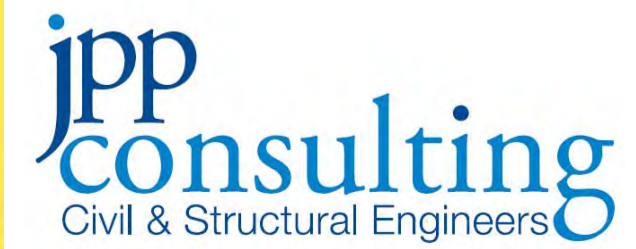


2. PLANNING POLICY CONTEXT














WITCHFORD - RESIDENTIAL DEVELOPMENT



landscape planning



Key

-  Site Boundary
-  Excluded Zone
-  Potential POS
-  Buildable Area
-  Location of Bungalows
-  Hedge to be Retained
-  Site Access
-  Potential Vehicle Route
-  Potential Pedestrian Route
-  Sensitive Boundary
-  Ash Trees to be Retained
-  Single Storey Buildings
-  Two and Above Storey Buildings



The site comprises approximately 2ha of agricultural land to the south of Main Street.

There is a large existing shed in the north eastern corner of the site which is not part of the proposed development site.

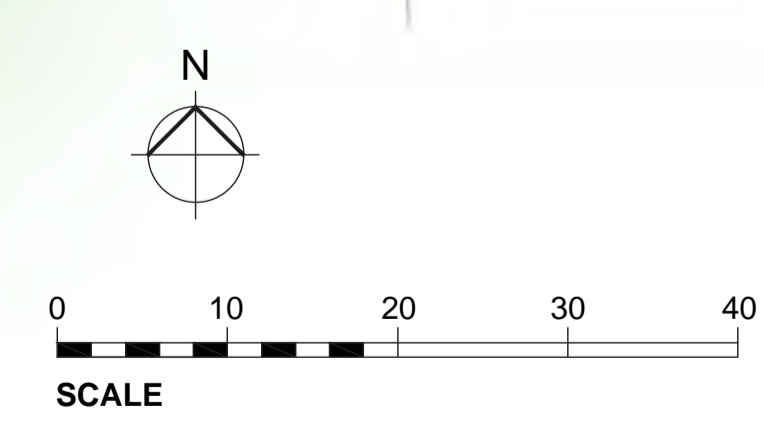
The developments layout will be largely dictated by the 2 Tree Protection Order (TPO) trees to the northern boundary and existing hedgerows.

Adjoining properties will be respected by means of an offset distance to any proposed dwelling.

There is an existing bus stop on Main Road, Witchford, approximately 160m to the west of the proposed site access.

3. SITE APPRAISAL

WITCHFORD - RESIDENTIAL DEVELOPMENT



--- SITE BOUNDARY

4. ILLUSTRATIVE SITE PLAN

WITCHFORD - RESIDENTIAL DEVELOPMENT



Example Precedent Landscape and Play Images



Example Precedent Landscape and Wildlife Images



Proposed native tree and shrub structural planting reinforce existing vegetation structure creating a robust boundary and assisting in both integrating the proposals and filtering views from adjacent development on West End Close



- Key:
- Existing Trees and Vegetation to be Retained
 - Proposed Tree Planting
 - Proposed Shrub and Hedgerow Planting
 - Proposed Wildflower Areas

The proposals have been developed to ensure that a carefully considered and sensitive development approach is achieved. From the outset, the proposals have sought to respond to, and where possible enhance, the existing vegetative features of value within the site, including the retention of existing field boundaries and key trees. When combined with the proposed tree planting it is considered that the site positively contributes to the green infrastructure of the localised setting. This green strategy will not only contribute to the sustainability of the site, but also assist in creating a high quality development which integrates well with Witchford and is conducive to happy and healthy family life.

Witchford is considered to be a sustainable village which benefits from a range of existing services and facilities including: primary school, secondary school, post office, a few churches, vets, sports and recreation facilities, and employment opportunities.

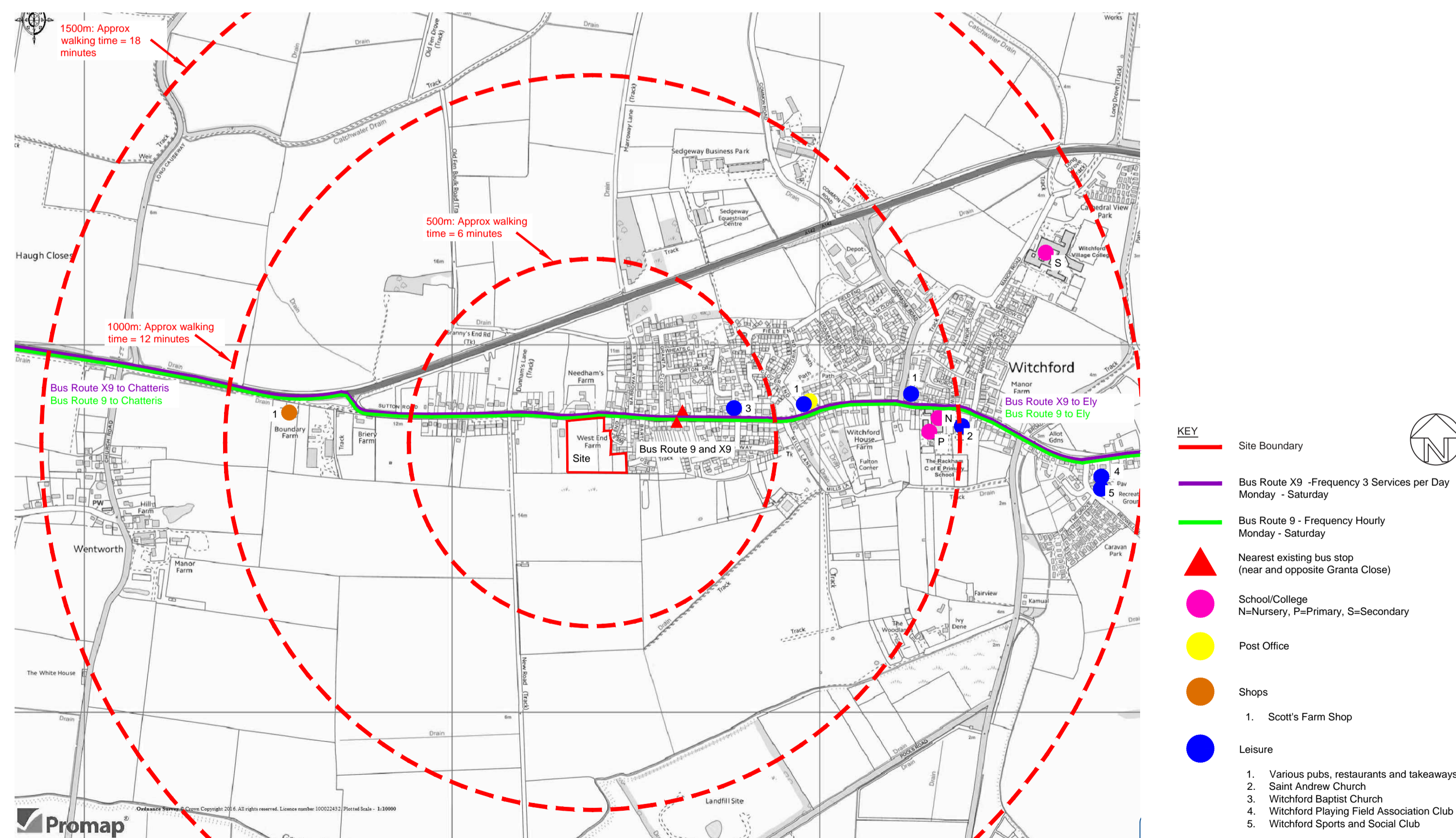
There is an existing bus stop at Main Road, Witchford, approximately 160m to the west of the proposed site access. This stop is served by buses providing regular links to and from Ely, Chatteris, Littleport, Waterbeach and surrounding settlements.

Ely provides the largest range of services and facilities including additional employment opportunities, food stores, GP surgeries and Ely rail station. The rail station is situated 5.8km from the site and provides links to Cambridge, King's Lynn, Peterborough and by connection to the rest of the country.

Accessibility

The proposed development is located in a sustainable location and is located within acceptable walking and cycling distance of local facilities, including the primary school. (See facilities plan below)

The site can be accessed off Main Street, with the entrance and visibility splays positioned away from the TPO. (See adjacent sketch of access)

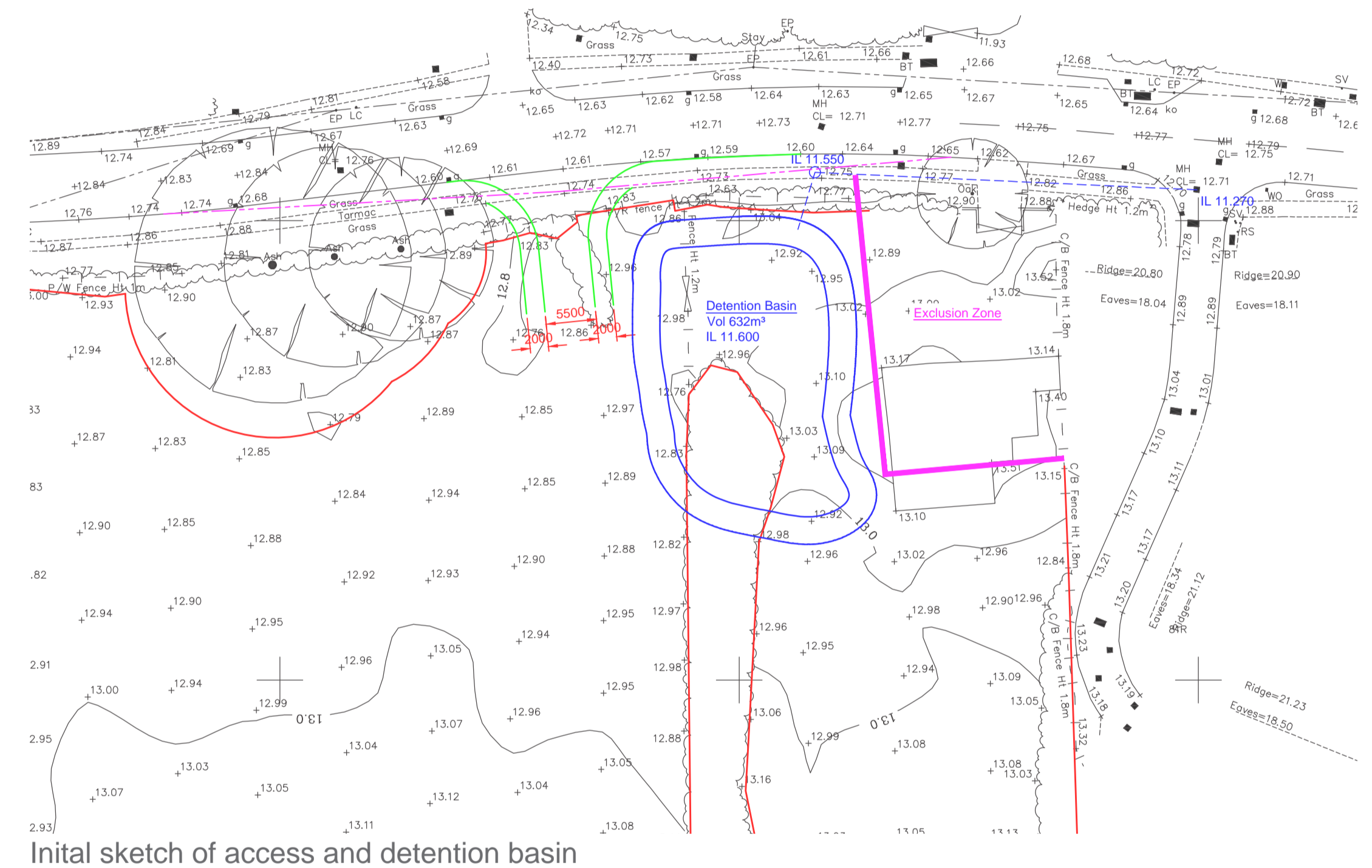


Transport

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 existing highway network via Main Street. A Transport Statement has been undertaken which shows that the proposed development will not have an adverse impact on the highway network.

Parking

Car and cycle parking for the development will be provided in line with guidance set out in the East Cambridgeshire Local Plan published April 2015.



Drainage

The drainage for the site will be designed in line with current legislation: Building regulations; Sewers for Adoption; and National Planning Policy Framework

Sustainable Urban Drainage Systems (SUDS) will be utilised on the site. Surface water will discharge to the existing sewer located within Main Street to the north of the site, and will be attenuated to greenfield runoff rates using a detention basin. Foul water will discharge to Anglian Water's foul sewer network.

Manor Oak Homes is looking to provide approximately 46 new homes, 30% of which will be affordable housing. The proposal will also include open space, and play facilities.



ILLUSTRATIVE HOUSE TYPE MIX

Number of Bedrooms	Private Units	Affordable Units
1 Bedroom	1	4
2 Bedroom	8	6
3 Bedroom	12	4
4 Bedroom	10	
5 Bedroom	1	
TOTAL	32	14

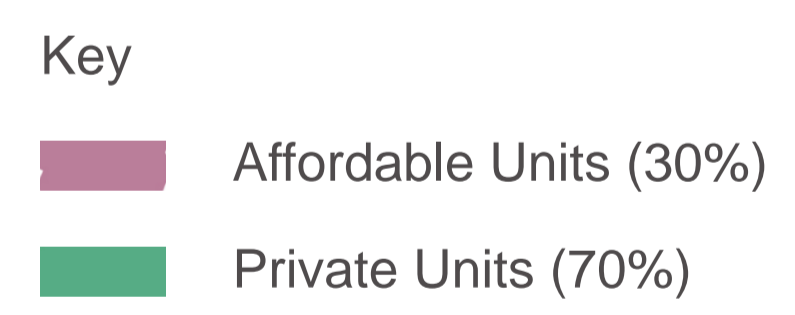
Properties by Number of Bedrooms



Properties by Storey Heights



Location of Affordable Housing



REVIEWING THE FEEDBACK

Your views are important to us and we would be grateful for your comments on the feedback forms, which will help us to develop our proposal as we progress towards submission of a planning application. Feedback forms are available to fill in today or send back to us.

You can also find the exhibition boards and feedback forms on our website:

www.manoroakhomes.co.uk/MainSt-Witchford/

The completed forms can be left in the box provided or sent back to us by **21st November 2016** to the postal address or email address below:

Ms. L Voyias
Savills (UK) Ltd
Unex House
132-134 Hills Road
Cambridge
CB2 8PA

Email: lvoyias@savills.com

Once we have received the responses from this consultation event they will be reviewed by the project team and consideration given to how they can influence and shape the development proposals.

The current project programme is to submit the outline planning application towards the end of 2016.

Finally we would like to **THANK YOU** for taking the time to visit today's consultation event and for providing us with your comments and feedback for consideration.



Indicative Street Elevation

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