

Milton Road Project – Public Meeting

Present: Cllrs: Davies, Ing, Jenkins, Butcher; Nudds, Wood, Ewbank, Farrell
Also: Andy Slaymaker (Flagship Housing), Clerk Angela Young
51 members of public

Thursday 30th June 2016

Neil Davies and Andy Slaymaker (Flagship Homes) introduced themselves and their respective roles. Neil Davies outlined work carried out by a Working Party on Community Facilities to date presented the proposals for affordable and market housing at Milton Road, Impington with public open space provision (**Appx 1**)

A meeting with more local residents (mainly St Georges Court, Milton Road, St Andrew's Way) had raised issues concerning substantial improvements in pedestrian and cycle access and drainage that would be needed were this project to proceed

Neil Davies and Andy Slaymaker detailed issues including:

- Lack of public open space in the villages
- Disparate accommodation for uniformed groups locally
- Lack of formal facility for youth to meet
- Waiting lists for affordable housing in H&I
- Other opportunities for open space investigated
- The need for some market housing to fund the affordable housing
- Planning considerations on a Green Belt site – hybrid Exception site issues
- Need to provide adequate parking on site
- Problems at recreation ground with parking need solving – innovative ideas may help solve
- No detailed scheme available, concept only at this stage

Questions/Comments Followed

Q. Has any planning application yet been submitted?

A. No, Flagship Homes will submit outline application first quarter of 2017

Q. The road along Burgoynes Road is twisted and narrow, lorries follow Sat Navs and there is little space to improve access. How might this be resolved?

A. Detailed and professional studies will be required, opportunities will need evaluating. By community participation it is hoped that the local community will help come up with the solutions. It is acknowledged that safety for young people and children accessing facilities aimed at them would be important

Q. It is difficult at peak times to get out of the village. More housing will make this worse especially with the development of Waterbeach Barracks and the impact that will have on the A10

A. We live in a thriving area. There will be a traffic assessment carried out using a complex modelling system

Q. What is the planned process for the project?

A. Detailed plans will be produced from the Public Consultation procedure
Quarter 1 2017 – Outline planning application
Within 2 – 3 years – housing and infrastructure for open space provided (landscaping, drainage, access, utilities)
Parish Council would then need to progress the required facilities

Q. What are the housing numbers likely to be?

A. Not known. It is anticipated there would be no more than 50 in total.

Q. Exception sites in the Green Belt have historically been affordable housing only. Why would the policy not require 100% on this site?

A. This is being treated as a Hybrid Exception site because of the inclusion of public open space. Informal talks with SCDC had been held

Q. Is the 12 acre community provision likely to be eroded by surface water retention?

A. Detailed study not yet carried out

Q. Would the Parish Council like to receive comment now about what should be on it?

A. Comments welcome at any time, but it is hoped the time for this will properly be during the public consultation exercise period

Q. Has any consideration been given to land swap with farmers for land a bit closer to the centre?

A. Unlikely due to size being the attraction here, and price not open market price. Speculative housing is putting up price of land more centrally, with hope value

Q. Has thought been put in on noise generation a) by contractors b) by the young people's facility close to older persons housing?

A. Valid point, noted for mitigations list. Planning conditions are available to cover concerns e.g. approach by HCVs from A10 only

Q. How might housing development affect the school roll issues?

A. The County Council has finished a consultation process to look at sites for and increased school provision. Potentially 2 or 3 children per school year could be added by a potential of 50 homes. This would need to go into the mix on primary provision

Q. Has an access road around the back of housing been considered?

A. All opportunities to improve access would be looked at

Q. Has the Parish Council set a limit below which it would go for the provision of POS – currently proposed at 12 acres?

A. The PC would want as much space as possible but has to meet the viability of Flagship Homes if it is to proceed. The cost of infrastructure may drive that in the end and the PC would have to make a judgement on what came forward

Q. If the affordable housing is to be targeted at local people, how would that work?

A. Family connections/work in the village can be maintained under the Local Connections policy with the Local Authority, and can be for first lettings only or cascaded thereafter. If the whole list were to be exhausted, then it would go out within the rest of South Cambridgeshire

Q. Has the PC considered the benefits of a Community Park compared to the risks associated with any precedence it may have on Green Belt land in its area?

A. Would need evaluation

Q. Concern over the position and constraints

A. SCDC do not have a 5 year housing supply which puts us in a vulnerable position. If we want a balanced community in terms of social balance we need to take the lead as a community. We are an active community and this is a positive thing.

It is considered by those close to it to be an exciting project for:

- Children, youth **and** older people in terms of community facility potential
- Young people who want to stay in our villages in terms of affordable housing

We can help improve the quality of peoples lives. All views will be taken on board and considered.

The presentation will go on line and the area concerned will be marked clearly

Meeting closed: 7.45 pm