

POTENTIAL DEVELOPMENT ON FULBOURN ROAD:

Further to our recent meeting I attach our notes from the meeting below.

As I explained at the meeting recent changes to National Planning Policy Guidance (NPPF) have sought to encourage the deliver of community green spaces in the green belt. WE think there may be some potential to deliver a scheme on this site with our support.

- The need to carry out formal consultation for all the village. This needs to ensure that residents who do not use the internet have equal opportunity to view plans and comment.
- Residents questioned the recent removal of vegetation on part of the frontage. It was confirmed that there was no statutory protection of this vegetation. It was confirmed at the meeting that no physical works had been carried out to facilitate the development of the land. The landowner confirmed after the meeting that a previous field access was cleared to allow access whilst the main access was inaccessible due to flooding.
- During the meeting the flood issues related to the northwestern corner of the site were highlighted. It was confirmed that any development would need to mitigate the risk of flooding and could deliver benefits through reducing flooding of Fulbourn Road and habitat creation.
- Questions were raised about the impact upon the existing village club, and whether another similar facility was needed.
- Attendees expressed interest in the site accommodating a local shop or a GP surgery. Such uses may be challenging to deliver without there being a needed identified for such services or facilities in the area by the providers.
- Questions were raised about the future maintenance of any community facility and whether money would be secured as part of the development. The aim is for whatever facility is provided to be able to generate an income from bookings.
- It was confirmed that when if there were a medical emergency at the existing sports pitches then the emergency services would have to cut through the lock on the gate if a key could not be brought to site in time.
- The relocation of the replacement of the existing changing facilities and sports pitches onto the Fulbourn Road site with a purpose built building and new pitches could have benefits. Letting of the facility and pitches may be easier due to more modern facilities, layout and better accessibility. The new facility and any housing would be designed to provide better natural surveillance of a new play area.
- The existing sports pitches could be come a dog walking field and/or landscaped to enhance its amenity and biodiversity value. There may be an opportunity to generate money from the site to deliver biodiversity net gains.
- To deliver any development in the Green Belt there would need to be community benefit, and a planning application would need to be supported by the community. In addition to enhanced sporting facilities, affordable housing would be another benefit. However, there would also need to be some market hosing to cross-subsidise any development of the land for community uses and affordable housing. Otherwise, it would not be commercially viable to do anything with the land other than retain it in an agricultural use until such time as local and national planning policies might favour more of a market housing focused development.
- The number of houses needed to deliver the scheme was questioned. It was confirmed that to be in keeping with the character of the area and respect the openness of the Green Belt the density and heights of the dwellings would need to be low. The numbers would be lower than those previous proposed through the Local Plan promotion of the site.
- Attendees felt that any affordable housing needed to focus on local residents' needs first. It was confirmed that a local housing needs survey would be carried out prior to the submission of an application. There was less desire for shared ownership housing.

It is our intention to start our engagement strategy over the coming weeks running up to Christmas and into the New Year.

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