

COMMUNITY CONSULTATION

Proposed Residential & Employment Development with Access, Open Space & Community Hall Land East of Biggleswade Road, Potton



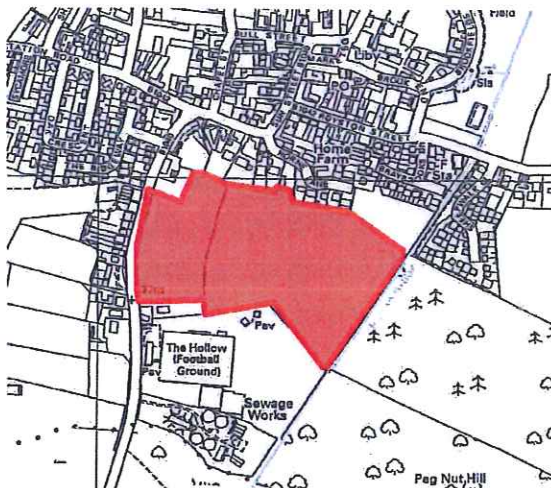
JULY 2012

Barford+co

HOWARD HOUSE 17 CHURCH STREET ST NEOTS CAMBS PE19 2BU
TELEPHONE 01480 213811 • WWW.BARFORDS.CO.UK

Dear Resident,

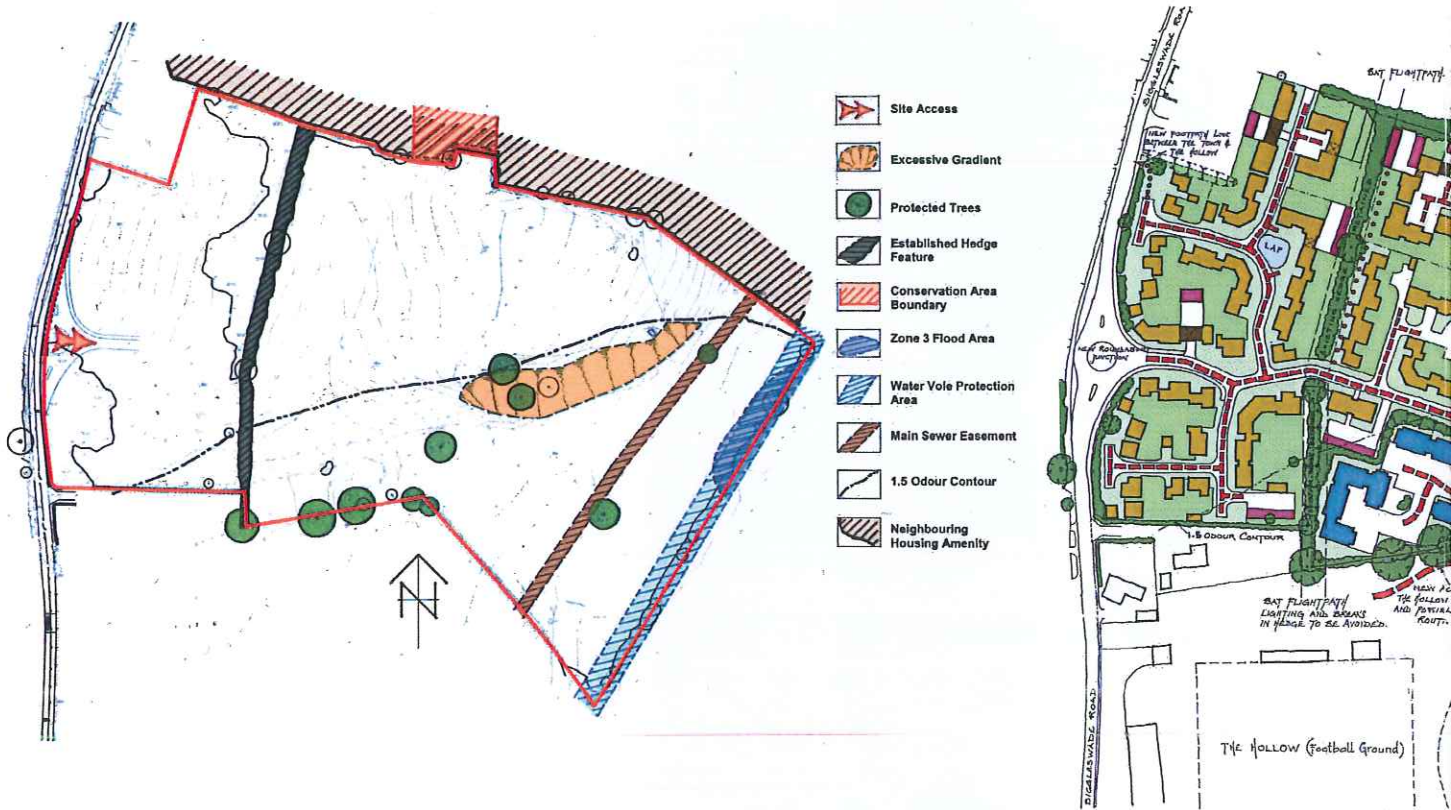
The purpose of this leaflet is to inform you on proposals for development on land to the east of Biggleswade Road, Potton that is identified below:



The land was allocated by the Central Bedfordshire Council in April 2011 for a mixed use development providing a minimum 150 dwellings, approximately 1 hectare of B1 employment land, a community hall and an extension to the existing sports ground.

Prior to submitting a planning application the Central Bedfordshire Council require a Development Brief to be produced that will guide development. In accordance with the Council's Statement of Community Involvement your views on the draft proposals are being invited. This will be the subject of consultation over the next few weeks and comments are requested by the 30th July.

Constraints Plan



What is Proposed?

Residential Development: a high quality residential scheme of about 150 homes with a range of property sizes and types, including affordable homes to buy and/or rent. As part of the development play areas will be provided.

Employment Development: provision of approximately 1 hectare of commercial land. This will provide a range of flexible small workplace premises suitable for light industrial use that will provide new local job opportunities.

Open Space: this will be integrated into the development and link to the existing sports ground with an alternative safer footpath and vehicle access to The Hollow.

The open space will contribute to the enhancement of Potton Brook and its wildlife habitat.

Community Hall: the development will provide a serviced site for a new hall.

From both responses to the Potton Town Plan and further consultation with local residents, it is clear that there is a strong local desire for a large, multi-purpose community hall to accommodate a broad range of activities for people of all ages. The proposed community hall would be large enough to accommodate musical, dance, professional and amateur dramatic performances for audiences of approximately 200 people. The space could also be used for badminton, church meetings, table tennis, parties, wedding receptions, dances, live bands, 5 aside football and other sports. It would incorporate a bar and kitchen facilities, and other smaller rooms which would be available for business and community meetings, rehearsals and other activities. It is envisaged that there could be a fully equipped gym and perhaps space for indoor bowls and cricket nets.

VIEW THE DETAILS

The full consultation draft development brief can be viewed at:

www.barfords.co.uk/downloads/potton-brief.pdf

Additional copies of this summary and the questionnaire can also be downloaded at:

www.barfords.co.uk/downloads/potton-summary-and-questionnaire.pdf

In addition copies of the draft brief may be viewed at:

The Central Bedfordshire Council reception

Monks Walk, Chicksands, Shefford, SG17 5TQ during normal office hours.

The Potton library

Monday & Wednesday 2.00pm – 6.00pm

Friday 10am – 1pm and
2.00pm – 6.00pm

Saturday 10am – 1pm

The Potton Town Council office, Brook End

Monday 9 – 12.30am

Tuesday 9 – 12.30am

Thursday 9 – 12.30am and 2 – 4pm

The opportunity to discuss the proposals with representatives will be available between 2pm – 8pm on the 17th July and 10am – 2pm on the 18th July at the Town Council Community Centre, Brook End.

Outside of the above dates and until the 27th July a display can be viewed at the Potton Vineyard Church office at 24 The Square, Potton:

Monday, Tuesday, Thursday & Friday 10.00am – 1.00pm

Monday, Tuesday & Friday 2.00pm – 5.00pm

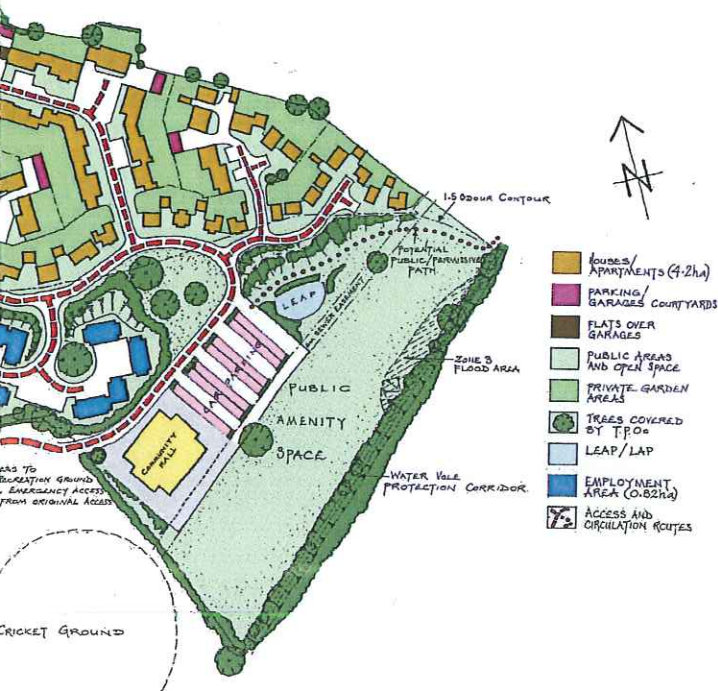
Any queries or need for clarification can be directed to Martin Page at Barfords on 01480 213811

YOUR CHANCE TO HAVE YOUR SAY

Comments on the proposed development are invited and these will be taken into account when finalising the development brief. These need to be received by 30th July 2012 at the latest.

There are three ways you can make your views known:

1. Complete the questionnaire overleaf and post it in the comments box in the Town Council office.
2. Complete the questionnaire overleaf and post to: DH Barford + Co, Howard House, 17 Church Street, St Neots, Cambs. PE19 2BU.
3. Send an email with your name and address along with your comments to: potton@barfords.co.uk



The Hall for All would be a facility that can attract new organisations and clubs that don't yet exist in Potton – for example, Film Club, Youth Club, Dancing Classes, Health Clinics, Exhibitions, Antique and Craft Fairs, lectures and activities for the retired.

The Hall for All would be set in an attractive green space with a proposed community orchard for all to enjoy. There are plans for an equipped play area adjacent to the Hall and an open green park area running down to the brook. As well as being a wildlife haven, this park can be used for picnics and informal leisure activities.

A Steering Group has been formed to progress the Community Hall proposals and anyone interested in getting involved should contact Judy Oliver on 01767 261624 or pottonhallforall@gmail.com

Access: will be taken from a roundabout to be constructed on Biggleswade Road.

LAND EAST OF BIGGLESWADE ROAD, POTTON

Questionnaire

(Please use a separate sheet if necessary)

1) Do you feel there are any further constraints that need to be identified, as illustrated on the Constraints Diagram in the draft Development Brief?

Please write your response here:

2) Do you have any comments on the draft Concept Plan?

Please write your response here:

3) What type of housing development would you like to see provided on the site?

Please write your response here:

4) What type of employment development would you like to see provided on the site?

Please write your response here:

5) Do you support the provision of a new community hall and if so, what facilities should it provide?

Please write your response here:

6) What specific proposals would you favour on the proposed amenity space (e.g. pitch areas, community orchard, wild life habitat)?

Please write your response here:

7) Do you have any additional comments on the draft Development Brief?

Please write your response here:

Your details

Name:.....

Address:.....

Phone:.....

Email address:.....