

KENNETT UNDER THREAT



Your Support is needed



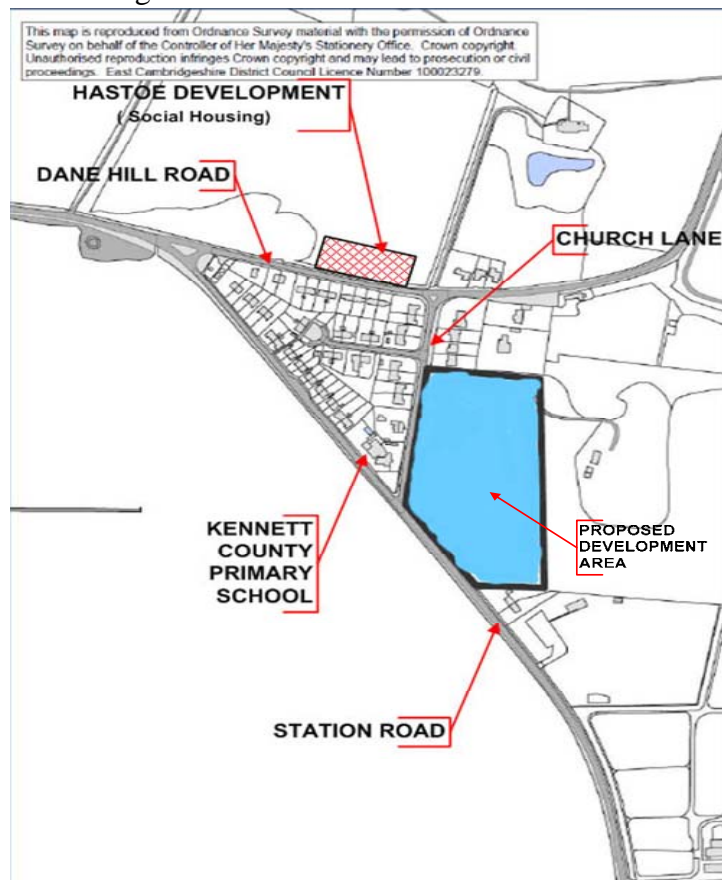
Act Now!!!

Dear resident,

Did you know we have less than 4 weeks to object to a proposal to change the village boundary that could allow the development of 130+ houses on Church Lane, Kennett.

Unaware of it ? – virtually every resident is.

The Local Development Framework (LDF) Core Strategy is currently being finalised and will be responsible for the definition of the village development boundary up to the year 2025. East Cambs District Council (ECDC) will currently only consider planning and development proposals within the boundary. Allan Newport Ltd, the owner of the field adjoining Church Lane (Opposite the School House), has submitted an application to ECDC to move the current development boundary that runs along Church Lane to bring the field within the village. The field is highlighted on the attached map. If Newport's are successful they will be free to submit a planning application for new houses on that field – they are suggesting social/affordable housing for the site.



With the local development plan requiring building densities on 25-30 houses per hectare on new sites, 130+ houses could be built on the field, more than doubling the size of the existing village of 125 households. Because the houses are classed as social/ affordable houses Allan Newport Ltd have no obligation to provide benefits to the local community under Section 106. Therefore the village will get all the problems of a large increase in population with no social benefits that would normally be afforded to such a development (Shop, Village Hall and Leisure facilities)

We must act now to oppose the boundary change. There are many reasons for this –

- Newports have suggested affordable housing for the site. Kennet and the immediate area is already well served with social and affordable housing. As it is, it is proving difficult to find tenants for the small development of 10 affordable units being built on Dane Hill Road. The responses to the Village Plan indicate that the village does not want to fulfil the social/affordable housing requirements of a much bigger area. The local area is already well served by social housing and social housing projects e.g. Kings Warren (Red Lodge) and Friskies Site (Kentford). There may also be a risk that the site may be developed as a traveller's site. The government is being paid by Europe to identify suitable travellers sites within the UK.
- The Local Development Framework (LDF) states that the policy for Kennett is for small scale infill developments, not large scale step change type development. Doubling the number of houses will completely overwhelm the village structure and identity. The social / service infrastructure for the existing village is poor. Waste / water and electricity service are not suitable for large scale developments. There is limited local employment to support the occupants of such a development especially as there are large social housing and private house developments in the immediate area which will already satisfy the local employment market.
- Access to the new houses would be via Church Lane. Church Lane is too narrow to service the additional traffic and already has a access problem relating to the local school and HCV traffic from nearby distribution depots.
- The extra traffic movements would add to an already intolerable traffic problem on Station Road. Extra traffic trying to use the Station Road / Church Lane junction will cause safety problems because of poor visibility due to local parking and the already acknowledged (Cambridge County Highways Regional Engineer) very high level of HGV traffic on Station Road.

Act now. Your view counts. The period for submissions ends on the 12th January 2009 so please respond as soon as possible.

If you agree with the views expressed above please take part in the review process and send in your objections to East Cambs District Council.

Submissions **must** be entered on the East Cambs proscribed form otherwise your submission will be ignored. If you agree with our views we have attached the form and filled the most of the important parts (Sections 2 & 3). All we ask you to do is to complete **Section 1 (Name and Contact Details)**, **Section 5 (Signature- Most Important)** and if you want to the Monitoring Information Section. You may also add some **additional objections or points if you wish in Section 3a** (We have left space for them!). There is a stamped addressed envelope attached for you to send the completed form.

Could you also let Kennett Parish Council Clerk know of your views either by E-mail (Kennettvillage@btopenworld.com) or by contacting Jackie Hughes on 01638-552576 and making her aware of your objection submission. This is important that the Parish Council can gauge the feeling of the village residents and submit their response accordingly.

There is a Kennett Parish Council meeting scheduled for the **12th of January 2009** to discuss the councils submission to the East Cambs. review. This is not an open meeting at which residents can speak. However, if you would like an open meeting prior to the council meeting to have an open discussion then please contact Jackie Hughes on 01638 552576 or drop her an E-mail at (Kennettvillage@btopenworld.com).

This pack has been put together by a group of concerned residents. If you would like further information you can contact :

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