

Barnhorn Green Update



MARCHFIELD
STRATEGIC LAND LTD

July 2012

Dear Resident

It has been over five months since we met many members of the Little Common community at the public consultation event back in January. At that event, we detailed our plans to create Barnhorn Green, a sensitively planned expansion of Little Common. Since that public exhibition we have been considering the responses and feedback received.

We would like to put on record our gratitude to all the people who visited our public exhibition. The vast majority of the responses received were constructive and made positive suggestions as to how people felt the development proposals could be improved. Little Common ward councillors, Cllr Mrs Joanne Cradd and Cllr Stuart Earl have also been effectively communicating the communities' questions, concerns and suggestions and we are grateful to them for maintaining dialogue with us.

As we hope you will see from the enclosed, a thorough and comprehensive review has taken place and the amended proposal seeks to address many of the questions and concerns raised since the conclusion of the public consultation.

Whether it is the proposed closure to vehicular accesses to the site from Oakleigh Road and Spring Lane, the inclusion of a reserve doctor surgery site in the plans or the relocation (and reduction) of the light industrial element of the scheme away from the houses on Barnhorn Road, all of the changes detailed have originated from the Little Common community.

Our enthusiasm to engage and take on board the communities' views are reflected in the changes we have made and we would welcome any further feedback.

Thank you for your interest and feedback to date.

Marchfield Strategic Land

Initial Masterplan – January 2012

In January 2012, Marchfield Strategic Land consulted the Little Common community over two days via a public exhibition at St Marks Church Hall. A large number of people from the local community, residents and businesses alike, attended the exhibition as views were sought on the Barnhorn Green Masterplan below.

Those who attended will recall that the development proposal back in January was for up to 275 new homes, comprising a mix of house types for families and first time buyers ranging from one to five bedrooms, a proportion of which would be affordable. Additionally, the proposal included the provision of employment space, a site for a new one form

entry primary school, retirement and nursing homes with access to the site created through Barnhorn Road, Spring Lane and Oakleigh Road.

To refresh your memory, we have highlighted below the key features of the proposal, as detailed at the consultation event in January 2012:

• New retirement flats providing up to 50 beds

• A new nursing home providing up to 60 beds - generating up to 50 new jobs

• A reserve site of 1.45ha for a new single form entry primary school for 210 pupils

• Access to the site via Spring Lane



• Up to 5000 sqm of employment floor space generating between 150 and 300 new jobs

• Employment floor space includes both B1(a) office and B1(c) light industrial floorspace

• Access to the site via Barnhorn Road

• Access to the site via Oakleigh Road

Updated Masterplan – July 2012

Following an extended period of review, discussion and reflection, we are now able to share with the community the updated and improved version of the Barnhorn Green Masterplan. Almost all of the amendments detailed below have originated from suggestions made by local residents, businesses and elected representatives and reflect the input received since January 2012.

Important changes to flag up from the updated Masterplan below are as follows: (1) the total number of homes proposed at Barnhorn Green has not increased from the 'up to 275' proposed in January 2012, (2) a site for reserve doctor surgery has now been included, (3) private vehicular access to the site from both Spring Lane and

Oakleigh Road has been removed, (4) the space allocated for employment uses has reduced by 30% and (5) the 'light industrial' element of the employment space has been reduced by 70% and re-sited away from existing homes on Barnhorn Road.

- Relocation of light industrial B1(c) land away from existing homes on Barnhorn Road to reflect the concerns of the residents of Barnhorn Road on the proximity of these units to their homes

- Retention of a reserve site for a one form entry primary school to reflect our belief of the need for education provision to be met locally

- Removal of private vehicular access from Spring Lane and Oakleigh Road to reflect resident's concerns as to the suitability of these roads to handle large volumes of traffic. A barrier will be erected (to be agreed with the Council) to ensure private vehicles are not able to access these roads
- An access point from Spring Lane will be for pedestrians and cycles only and a further access point for pedestrians, cycles, buses and emergency vehicles only will be from Oakleigh Road to ensure the development remains sustainable and permeable

Key

- Application boundary
- Existing development
- Planting & landscaping
- Proposed areas of public open space
- Proposed residential
- Proposed employment
- Location of B1(c) light industrial within employment area
- Reserve primary school site - Single form entry
- Reserve doctors surgery site
- Proposed nursing home
- Local Area of Play (LAP)
- Locally Equipped Area of Play (LEA)
- Nature / ecology park



- Reduction of employment space: from 5000 sqm to 3500 sqm to better reflect the likelihood of commercial take up and to reflect local resident sentiment
- Reduction of light industrial B1(c) space: from 2500 sqm to 750 sqm to better reflect the likelihood of commercial take up and to reflect local sentiment

- Inclusion of a reserve site for a Doctors Surgery to reflect the community sentiment on the need for improved, larger medical facilities for Little Common

- Removal of 50 bed retirement housing due to excessive supply locally and lack of commercial interest in this element of the proposal



